



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Artisan Place

Harrow HA3 5FD

- Two double bedroom
- Purpose built apartment
- Lift in block
- Allocated parking for 1 car

Offers in excess Of £325,000

EPC Rating '75'





Property Description

A TWO DOUBLE BEDROOM, TWO BATHROOM second floor apartment in this modern block with a lift and allocated parking for 1 car. The property comprises the following:- Video/phone entry system, spacious entrance hall with two large storage cupboards, modern fitted kitchen (with appliances including fridge/freezer, dishwasher, hob & oven) which is open plan to the generous sized reception room. Two double bedrooms one with en-suite shower room and separate family bathroom with bath. Private balcony leading off of the kitchen/reception room.

The property is located on this popular residential development only 0.5 miles from Harrow and Wealdstone Station with access to the Bakerloo Line and Lioness Line including fast trains to Euston from 13 minutes. The local High Street is only a short walk and offers amenities such as Asda, Iceland, Coffee shops and restaurants.





Schools within 1 mile

The Sacred Heart Language College - Ofsted 'Outstanding'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Marlborough School - Ofsted 'Good'
 Weald Rise Primary School - Ofsted 'Good'
 Alpha Prep School - Independent
 St Jerome School - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 St Josephs Catholic School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Kingsley High School - Ofsted 'Outstanding'
 Cedars Manor School - Ofsted 'Good'

Ofsted ratings are subject to change and buyers should carry out their own due diligence



Local Transport

Harrow and Wealdstone Station - Bakerloo line and
 Overground to Watford Junction/Euston including fast trains
 to Euston from 13 minutes. - 0.5m
 Headstone Lane Station - Overground line - 0.8m
 Harrow on the Hill Station - Metropolitan line and National
 Rail Service to Marylebone/Aylesbury - 1.3m
 258 Bus Route - South Harrow/Watford
 140 Bus Route - Harrow Weald/Hayes
 182 Bus Route - Brent Cross/Harrow Weald
 340 Bus Route - Edgware/Harrow



Property Information

We have been advised the lease has approximately 148 years remaining.

We have been advised the ground rent is £350 per annum

We have been advised the service charge is £2,200 per annum





1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 787 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 787 SQ FT/ 73 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		