



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Grant Road

Harrow HA3 7SH

- Two double bedroom
- First floor apartment
- Private garden
- Good condition

Asking Price Of £300,000

EPC Rating '74'





Property Description

A well maintained TWO DOUBLE BEDROOM first floor apartment with a PRIVATE GARDEN within a conversion located on this residential road just a 10 minute walk to Harrow and Wealdstone Station (Lioness Line including fast trains and Bakerloo Line) as well as being close to the High Street with shops including Asda, Iceland, coffee shops, restaurants and local schools with Ofsted ratings of 'Good' and 'Outstanding'. The property is offered to the market in good order throughout.

The apartment comprises; a modern open plan reception room with bay fronted windows and a white gloss fitted kitchen with appliances including a gas hob, single oven, fridge/freezer and washing machine, two double bedrooms with space for wardrobes and a tiled family bathroom with bath, overhead shower, W.C and basin.

To the rear of the property there is a private section of garden that has been patioed over for low maintenance, the garden is West Facing so perfect for afternoon sun.



We have been advised there are 100 years remaining on the lease.
 We have been advised the Ground Rent is £300.00 per annum
 We have been advised the Service Charge is £1,583 per annum including buildings insurance

Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness Line including fast trains to Euston from 13 minutes.
 Harrow on the Hill Station - Metropolitan Line and National Rail Services (Aylesbury to Marylebone services)
 Kenton Station - Bakerloo Line



186 - Northwick Park to Brent Cross
 140 - Hayes to Harrow Weald
 182 - Harrow Weald to Brent Cross
 258 - Watford to South Harrow
 340 - Edgware to Harrow

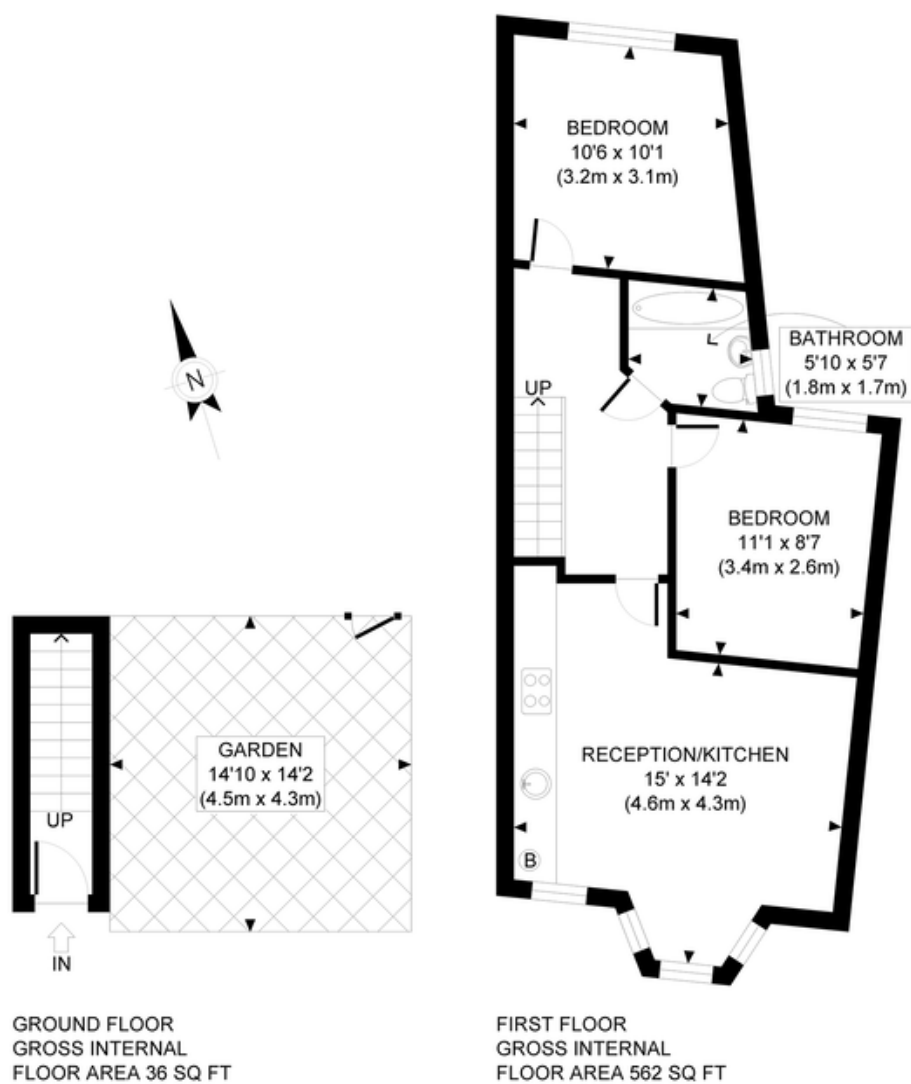
Local Schools

Bentley Wood School - Outstanding
 Kingsley High School - Outstanding
 Sacred Heart Language College - Outstanding
 Priestmead Primary School - Outstanding
 St Anselms Catholic Primary School - Outstanding
 The Jubilee Academy - Outstanding
 Belmont School - Good
 Salvatorian Roman Catholic college - Good
 Whitefriars School - Good
 St Josephs Catholic School - Good
 St Jeromes Church of England School - Good
 Elmgrove Primary School - Good
 Marlborough Primary School - Good
 Weald Rise - Good
 Norbury School - Good
 Harrow High School - Good
 Hujjat Primary School - Good
 Cedars Manor School - Good
 Stanburn School - Good
 Harmony Primary School - Independent
 Alpha Prep - Independent





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.



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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		