



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**College Avenue**

Harrow Weald HA3 6HR

- Purpose built two double bedroom flat
- Close to facilities on the High Road
- Offered for sale in good order throughout
- Gas central heating and double

**Offers in excess Of £300,000**

EPC Rating 'C'





## Property Description

A TWO DOUBLE BEDROOM FLAT located on the second floor of this purpose built block WITH A GARAGE just off of the High Road where there are supermarkets, convenience stores, cafe's, restaurants and transport links. The property is also well placed for access to local schools with Ofsted ratings of 'Good' and 'Outstanding'. Offered to the market with a long lease and in good order. Currently rented on an AST with an annual income of £17,400.

## Room measurements:

Lounge 17'6 x 12'. (5.33m x 3.66m).  
Kitchen 10'8 x 8'3. (3.25m x 2.52m).  
Bedroom I 13' x 10'1. (3.96m x 3.07m).  
Bedroom II 10' x 8'9. (3.05m x 2.67m)  
Bathroom Shower cubicle. Vanity wash hand basin. Low level WC. Part tiled walls. Double glazed window to side aspect.

## Property Information



Garage Single garage in block to the rear. Residents parking to the front and rear.

We have been advised there are 137 years remaining on the lease.

We been advised the service charge is £1,800 per annum

We have been advised the ground rent is peppercorn

## Local Area

The property is located for convenience, there are two supermarkets located at the top of the road and various other convenience stores, bakeries, restaurants and cafes on the High Road. With access to the park where there are tennis courts available to keep the family entertained over the weekends!

Hatch End and Stanmore are less than 2 miles from the property with more choice of supermarkets, shops and restaurants.

## Local Schools

Kingsley High School - Outstanding

Bentley Wood - Outstanding

Salvatorian College - Good

Sacred Heart Language College - Good

Cedars Manor - Good

Hujjat School - Good

Weald Rise Primary School - Good

St Theresa's Primary School - Good

Belmont School - Good

Pinner Park School - Good

Alpha Prep - Independent

St Josephs Catholic School - Good

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.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		