



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Harrow View

Harrow HA1 1RE

- Two double bedroom
- Off street parking
- Large rear garden
- Freehold

Asking Price Of **£425,000**

EPC Rating '60'





Property Description

A beautifully refurbished and maintained TWO DOUBLE BEDROOM GROUND FLOOR FREEHOLD APARTMENT with OFF STREET PARKING and very large PRIVATE GARDEN. The property is ideally located for access to Harrow on the Hill Station (Metropolitan Line and National Rail services to Aylesbury and Marylebone), bus routes, shopping facilities and schools with Ofsted ratings of 'Good' and 'Outstanding'.



This wonderful Edwardian home is full of character, retaining it's original features. It comprises; an extended reception room with wooden flooring open to the modern shaker style kitchen with quartz worktops and appliances including a fridge/freezer, washing machine, gas hob and oven, a modern family bathroom featuring stunning exposed brickwork with bath, overhead shower, W.C and basin, a master bedroom with bay fronted windows and high ceilings and a second very large double bedroom with the original fireplace and access out to a patio area, perfect for those morning coffees!



The mature rear garden is around 80ft in length and has been laid to lawn with various seating areas and space for entertaining. To the rear of the garden is the summer house with power, ideal for guests and a shed for storage. There is potential for a larger outbuilding to be constructed and space for further a extension from the reception room (STPP)

Local Schools

- The Jubilee Academy - Outstanding
- St Anselm's Catholic Primary School - Outstanding
- Whitmore High School - Outstanding
- The Sacred Heart Language College - Outstanding
- Vaughan Primary School - Outstanding
- Norbury School - Good
- Marlborough Primary School - Good
- St Jerome CofE Bilingual School - Good
- Heartwood House - Good
- Whitefriars School - Good
- Harrow High School - Good
- Roxeth Primary School - Good
- Salvatorian Roman Catholic College - Good
- Harmony Primary School - Good
- Elmgrove Primary School and Nursery - Good
- Grange Primary School - Good
- Belmont School - Good
- Pinner Park Primary School - Good
- Orley Farm School - Independent
- Harrow School - Independent
- The John Lyon School - Independent
- Alpha Preparatory School - Independent



Local Transport

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

Bus routes:

- 223 - Harrow View to Wembley
- H14 - Northwick Park to Hatch End



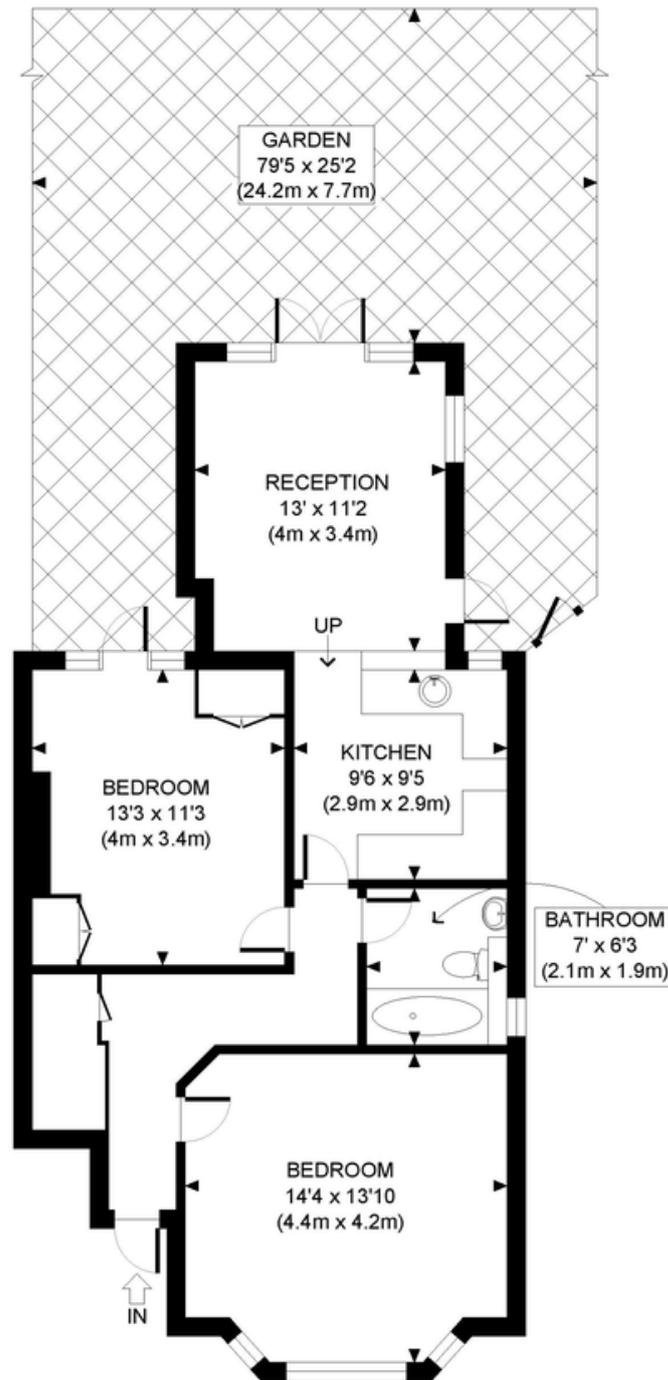


Local Area

This property is located just moments from Harrow Recreation Ground, a beautiful public park perfect for walks or taking the children to play. St Anns and St Georges shopping centres are only 0.5m from the property with plenty of options to fill the weekends. Stanmore Broadway and Hatch End High Road are within easy reach of this property with a wide range of restaurants and bars.



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 in the buyer's interest 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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 739 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 739 SQ FT/ 69 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		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		