



ESTATE & LETTINGS AGENTS

Elmgrove Crescent, Harrow, HA1



FOR SALE - £320,000 LEASEHOLD

Larger than average 2 double bedroom 2nd floor purpose built flat. With secure entrance the flat comprises of hallway, living/dining room, fitted kitchen, 2 double bedrooms, 2 large storage cupboards, separate WC and family bathroom. There is also residents parking and communal gardens.

The property is located within walking distance to Harrow's town center with its extensive shopping facilities provided by its 2 shopping mall's St Georges and St Ann's where you will also find a luxury cinema hall. Within walking distance is Harrow on the Hill Underground and Chiltern line.

- * Two Double Bedrooms
- * 2nd Floor
- * Residents Parking
- * Fitted Kitchen
- * Communal Garden
- * Near Harrow Town Centre

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Main Communal Entrance:

Via security door into communal hallway. Stairs to flat. Door to communal garden.

Entrance:

Wooden door leading to hallway.

Hallway:

Laminated wood flooring, wall mounted entry phone system, radiator, 2 x large storage cupboards and power points.

Living Room:

5.73m x 4.18m (18' 79 x 13' 71)

Double glazed window to rear aspect, radiator, laminated wood flooring, TV point and power points.



Kitchen:

2.97m x 2.37m (9' 74 x 7' 77)

Double glazed window to rear aspect, tiled flooring, units to eye and base level, work top surfaces, gas hob with oven below, stainless steel sink unit with mixer tap, plumbing for washing machine and power points.



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Bedroom 1:

3.79m x 3.42m (12' 43 x 11' 22)

Double glazed window to front aspect, laminated wood flooring, radiator and power points.



Bedroom 2:

3.48m x 3.11m (11' 41 x 10' 20)

Double glazed window to front aspect, laminated wood flooring, radiator and power points.



Bathroom:

Double glazed window to side aspect, tiled flooring, heated towel rail, shower enclosure, hand wash basin with mixer tap and extractor fan.



WC:

Double glazed window to side aspect, tiled flooring, low level WC and hand wash basin with mixer tap.



Communal Garden:

Mainly laid to lawn.



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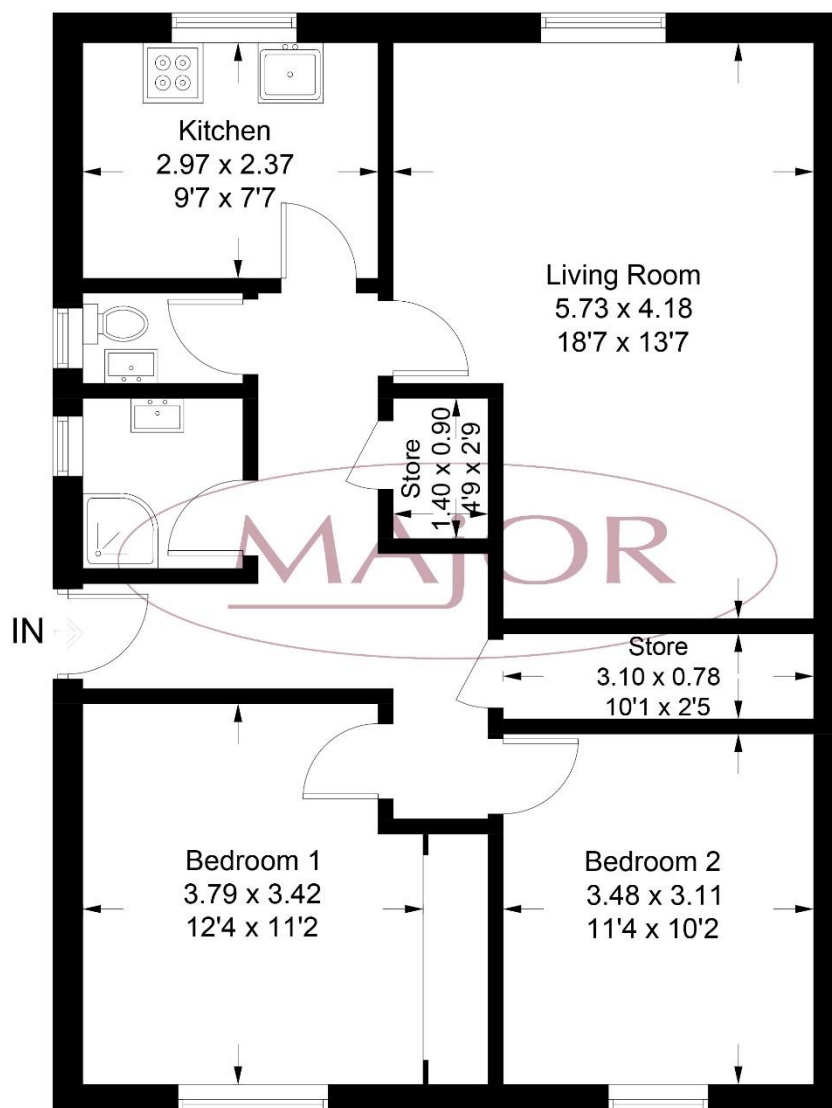
Parking:
Residents parking.

Lease:
92 years remaining TBC

Service Charge:
Approximately £60.00 per month including building insurance

Ground Rent:
£10.00 per annum

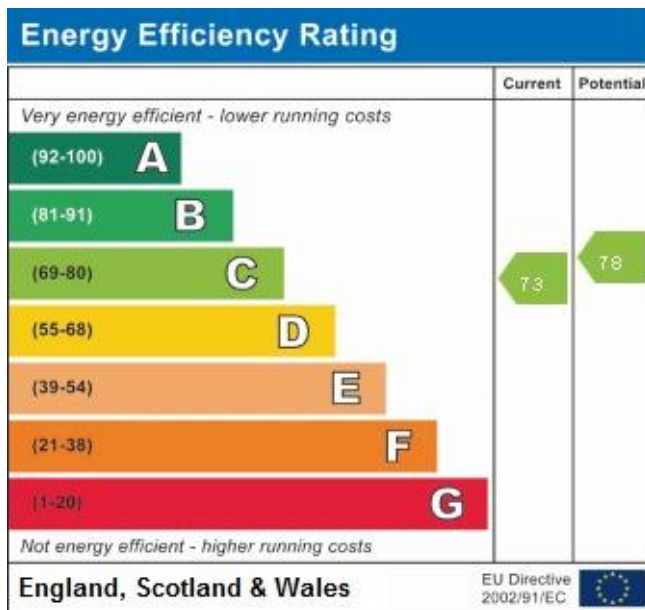
Floor Plan



Approximate Gross Internal Area = 76.0 sq m / 818 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID866827)

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Address:

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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