



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Masons Avenue**

Harrow HA3 5AZ

- Two double bedroom
- Separate kitchen
- Ground Floor
- Residents parking

**Offers In Excess Of £325,000**

EPC Rating '71'





## Property Description

A well presented TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE with parking available for residents located only a 6 minute walk from Harrow and Wealdstone Station (Bakerloo line and Overground to Euston including fast trains) the property is also conveniently positioned for easy access to both Byron Park and Kenton Recreation Ground as well as local shops, restaurants and the leisure centre. Available with a long lease.

This lovely home comprises; a good sized entrance hall with small storage cupboard, a south facing reception room with bay fronted windows and feature fireplace, a spacious master bedroom, a second double bedroom, a modern bathroom with overhead shower attachment and a large kitchen fitted with has hob and double oven with space to dine and space for appliances such as a washing machine, fridge freezer and dishwasher. There is direct access from the kitchen to the rear of the block where there is first come, first serve residents parking available.





## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston from 13 minutes. - 0.3m

Kenton - Bakerloo line and Overground - 0.8m

Harrow on the Hill - Metropolitan line and National Rail services to Marylebone and Aylesbury 0.9m

140 - Harrow Weald/Hayes Town

340 - Edgware Station/Harrow Bus station

182 - Harrow Weald/Brent Cross Shopping Centre

186 - Brent Cross Shopping Centre/Northwick Park Hospital

258 - Watford Junction/South Harrow

N18 - Harrow Weald/Trafalgar Square (Night service)

N140 - Harrow Weald/Heathrow Central (Night service)

## Schools within 1 mile

Priestmead School - Ofsted Outstanding

The Jubilee Academy - Ofsted Outstanding

Elmgrove Primary School - Ofsted Good

St Jerome Church of England School - Ofsted Good

Belmont School - Ofsted Good

Alpha Preparatory School - Ofsted Good

Sacred Heart Language College

Harrow High School - Ofsted Good

St Josephs Catholic School - Ofsted Good

Marlborough Primary School - Ofsted Good

Harmony Primary School - Independent

Whitefriars School - Ofsted Good

Salvatorian Roman Catholic College - Ofsted Good

Heartwood House - Independent

Norbury School - Ofsted Good

*Please note Ofsted ratings are subject to change and purchasers should do their own due diligence.*

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.

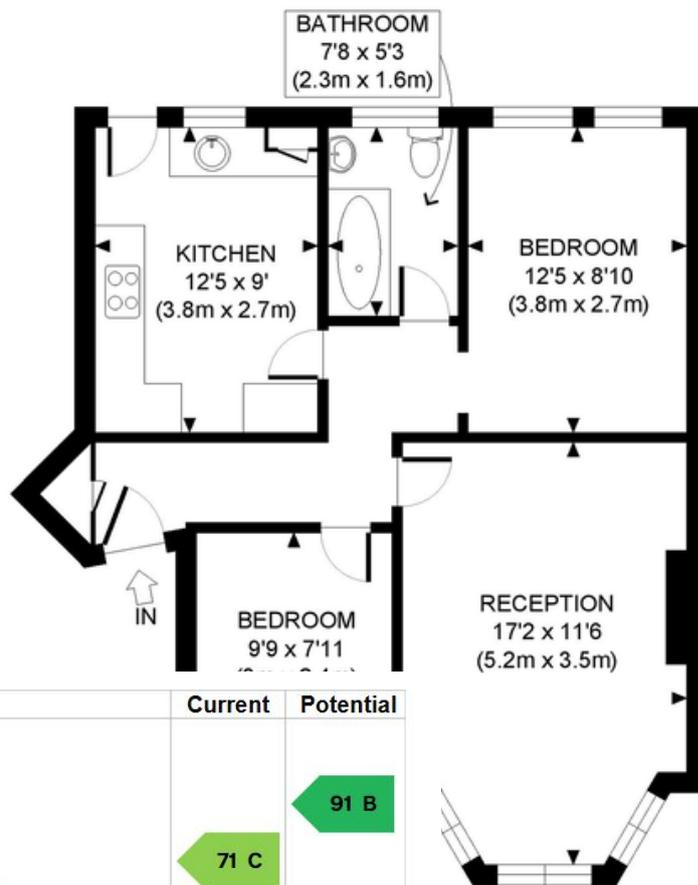
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.





AREA: 620 SQ FT/ 58 SQM

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

## 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.