



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Locket Road

Harrow HA3 7ND

- A well presented two bedroom ground floor maisonette
- Modern kitchen & bathroom
- Own front door
- Two good sized bedrooms

Asking Price Of £300,000

EPC Rating '60'





Property Description

A modern and well presented TWO BEDROOM GROUND FLOOR MAISONETTE with its own front door situated on a popular road within close proximity to local schools, shops and transport facilities, including Harrow & Wealdstone station (London Overground and Bakerloo line). Offered to the market CHAIN FREE.

The property comprises; A spacious reception room open plan with the modern fitted kitchen including appliances such as a washing machine, electric hob, fan oven and fridge/freezer, a very large south facing master bedroom, a good sized second bedroom and family bathroom with bath and overhead shower attachment. The property further benefits from the front garden being demised.

We have been advised that the lease remaining is approximately 120 years.

We have been advised the ground rent is peppercorn.

We have been advised the service charge is nil.

Priestmead School - - Ofsted 'Outstanding'

Kingsley High School - Ofsted 'Outstanding'





Sacred Heart Language College - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Weald Rise - Ofsted 'Good'
 Marlborough Primary - Ofsted 'Good'
 St Jerome Church of England School - Ofsted 'Good'
 Alpha Prep School - Independent
 St Josephs School - Ofsted 'Good'
 Elmgrove School - Ofsted 'Good'

Harrow and Wealdstone Station - Bakerloo line and
 Overground with fast trains to Euston from 13 minutes -
 0.4m
 Headstone Lane Station - Overground - 1.1m
 Harrow on the Hill Station - Metropolitan line and
 overground - 1.4m

140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 N18 Bus Route to Trafalgar Square

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+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.