



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Artisan Place

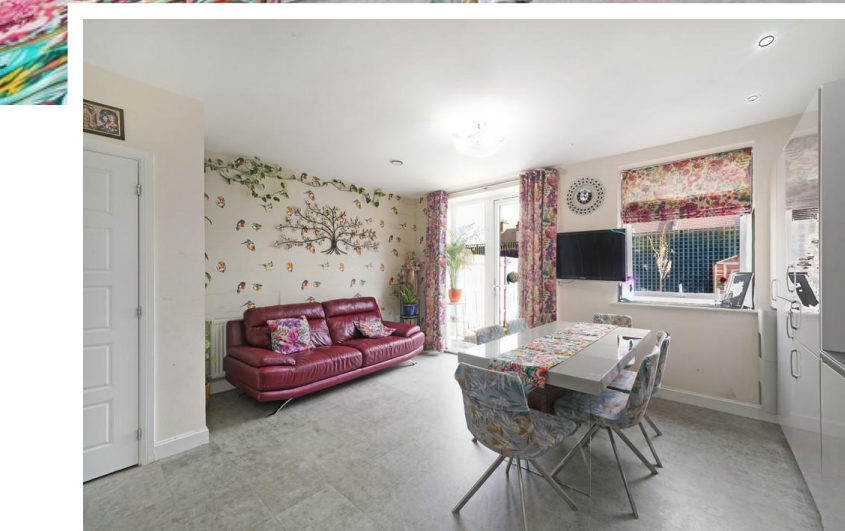
Harrow HA3 5DS

- Town House
- Three double bedrooms
- Separate Study
- Three bathroom

Asking Price Of **£610,000**

EPC Rating '89'





Property Description

A large THREE DOUBLE BEDROOM, THREE BATHROOM TOWN HOUSE with STUDY and an ALLOCATED PARKING SPACE located on this popular residential development within a short distance of Wealdstone High Street as well as Harrow & Wealdstone Station (Bakerloo line and fast trains to Euston) and local schools with Ofsted ratings of 'Outstanding' and 'Good'. The house is offered to the market in very good order throughout.

This wonderful home comprises; a welcoming entrance hall with access into the study, a guest W.C on the ground floor and an airy kitchen diner with direct access to the beautifully maintained south facing garden. On the first floor there is a spacious 'L' shaped reception room, a good sized double bedroom with fitted wardrobes and a family bathroom. On the second floor there are two further double bedrooms both with fitted wardrobes and en-suite shower rooms.



Schools within 1 mile:

The Sacred Heart Language College - Ofsted 'Outstanding'
Kingsley High School - Ofsted 'Outstanding'
Salvatorian Roman Catholic College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Marlborough School - Ofsted 'Good'
Weald Rise Primary School - Ofsted 'Good'
Alpha Prep School - Independent
St Jerome School - Ofsted 'Good'
Helix Education Centre - Ofsted 'Good'
St Josephs Catholic School – Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Cedars Manor School - Ofsted 'Good'



Local Transport

Harrow and Wealdstone Station - Bakerloo line and
Overground to Watford Junction/Euston including fast trains
to Euston from 13 minutes. - 0.5m
Headstone Lane Station - Overground line - 0.8m
Harrow on the Hill Station - Metropolitan line and National
Rail Service to Marylebone/Aylesbury - 1.3m

258 Bus Route - South Harrow/Watford
140 Bus Route - Harrow Weald/Hayes
182 Bus Route - Brent Cross/Harrow Weald
340 Bus Route - Edgware/Harrow





Artisan Place, HA3 5DS

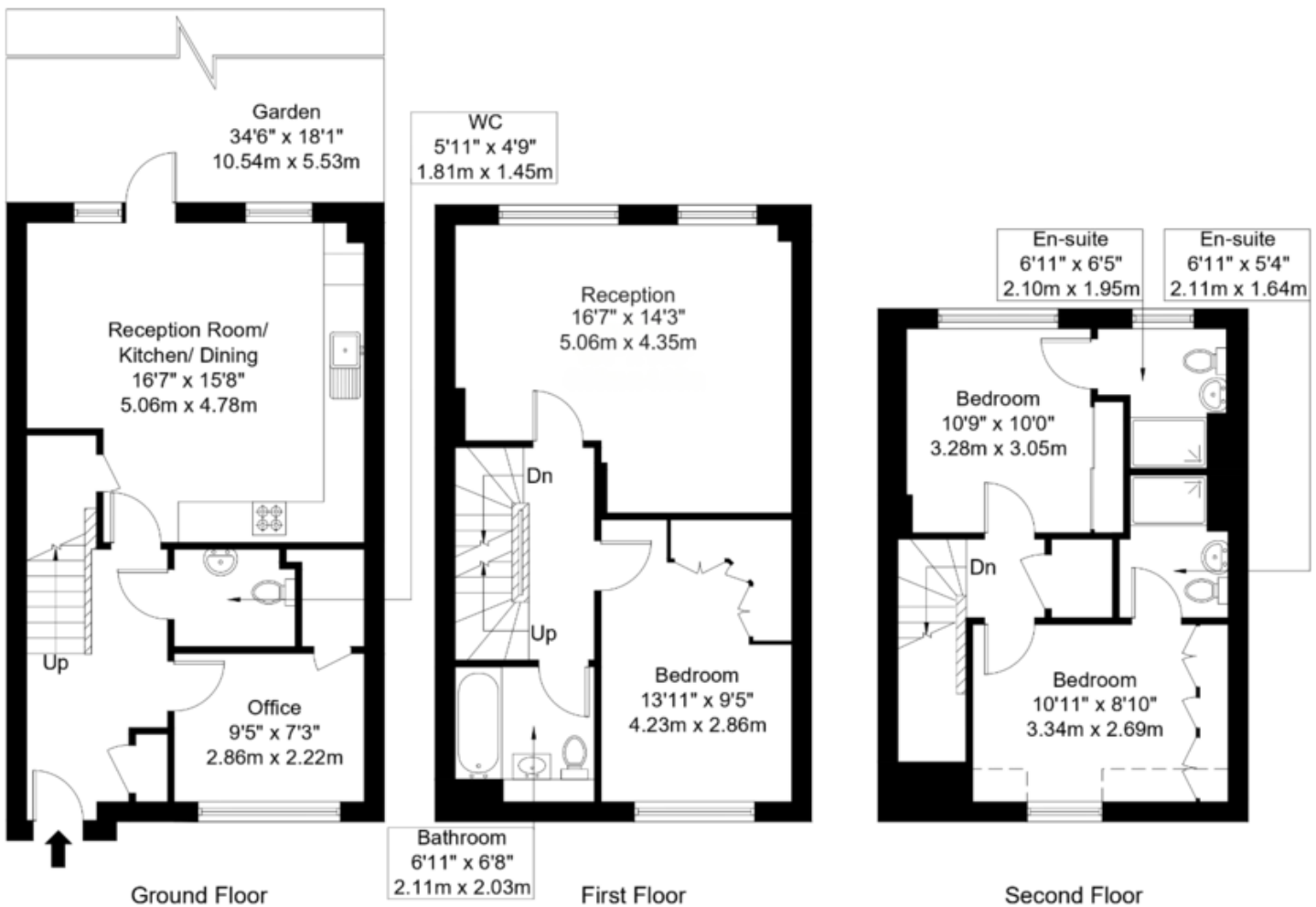
Approx Gross Internal Area = 120.69 sq m / 1299 sq ft

Restricted Head Height = 1.33 sq m / 14 sq ft

Total = 122.02 sq m / 1313 sq ft



= Reduced headroom below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	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 are 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