



HINTON
residential

SALES, LETTINGS & MANAGEMENT

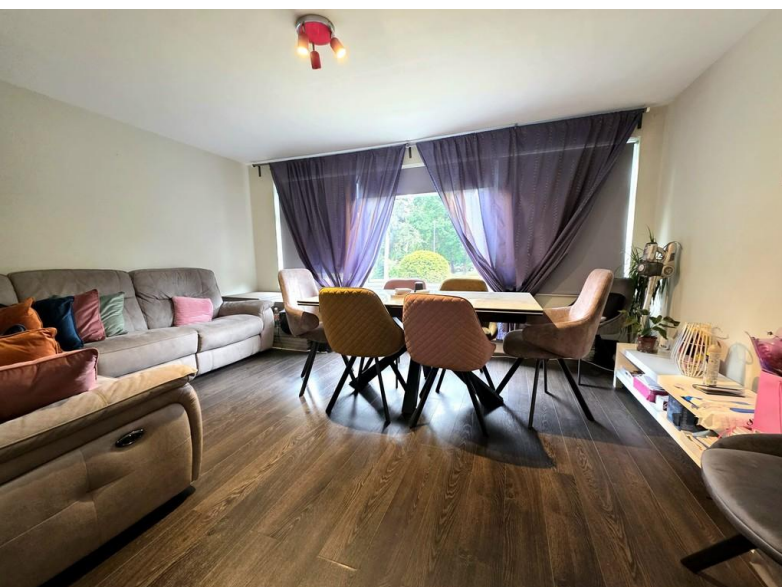
Charlwood Close

Harrow HA3 6DW

- Two double bedroom
- Ground floor apartment
- Popular development off of Elms Road
- Close to schools

Asking Price Of £350,000

EPC Rating '73'



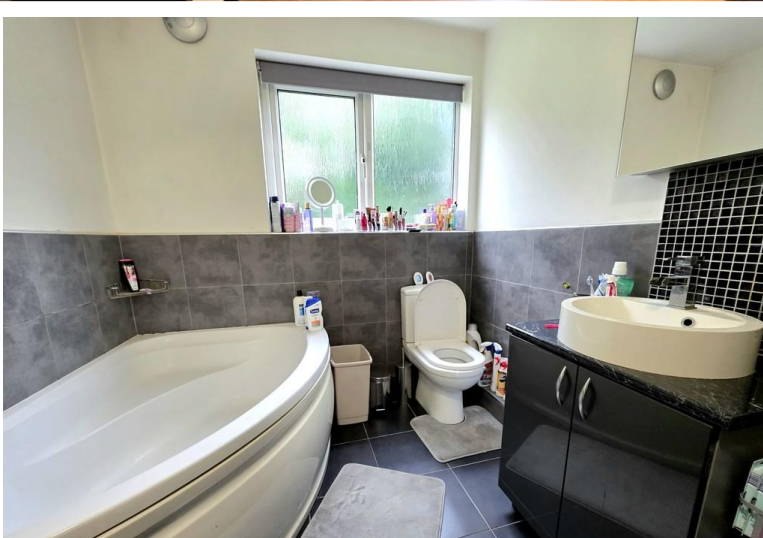


Property Description

A beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH GARAGE located in this sought after purpose built development off Elms Road in Harrow Weald within easy reach of facilities. The property is offered for sale in good order and benefits from double glazed windows, gas central heating, two double bedrooms and a garage located in a detached block. Further benefits include a long lease (in excess of 900 years) and SHARE OF FREEHOLD.

The property comprises; a spacious south west facing reception room with access into a large kitchen fitted with appliances such as gas hob, oven, washing machine, fridge/freezer and dishwasher, two good sized double bedrooms and a much larger than average family bathroom with corner bath and separate shower cubicle.

The apartment further benefits from access to the well maintained communal gardens and a garage in a detached block to the rear of the development.





We have been advised the service charge is approximately £1,100 per annum and includes buildings insurances.

Schools within 1 Mile

Bentley Wood School - Ofsted Outstanding
 Kingsley High School - Ofsted Outstanding
 Helix Education Centre - Ofsted Good
 Hujjat Primary School - Ofsted Good
 Weald Rise Primary School - Ofsted Good
 The Sacred Heart Language College
 Salvatorian Roman Catholic College - Ofsted Good
 Belmont School - Ofsted Good
 Whitefriars School - Ofsted Good
 Cedars Manor - Ofsted Good
 St Johns CofE school - Ofsted Good
 Hatch End High School - Ofsted Good
 St Teresa's school - Ofsted Good

Local Transport

Trains

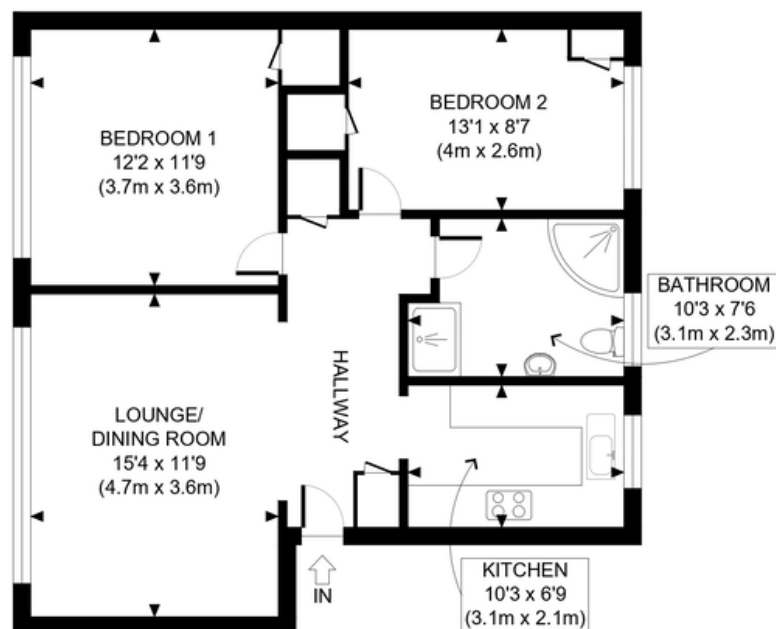
Headstone Lane Station - Overground - 1.1 mile
 Harrow and Wealdstone Station - Overground including fast trains to Euston from 13 minutes and Bakerloo Line

Bus routes:

182 - Harrow Weald to Brent Cross
 258 - Watford Junction to South Harrow
 340 - Harrow Town Centre to Edgware
 H12 - Stanmore to South Harrow
 H18 to Harrow Bus garage

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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 717 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 717 SQ FT/ 67 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.

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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