



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Butler Road

Harrow HA1 4DR

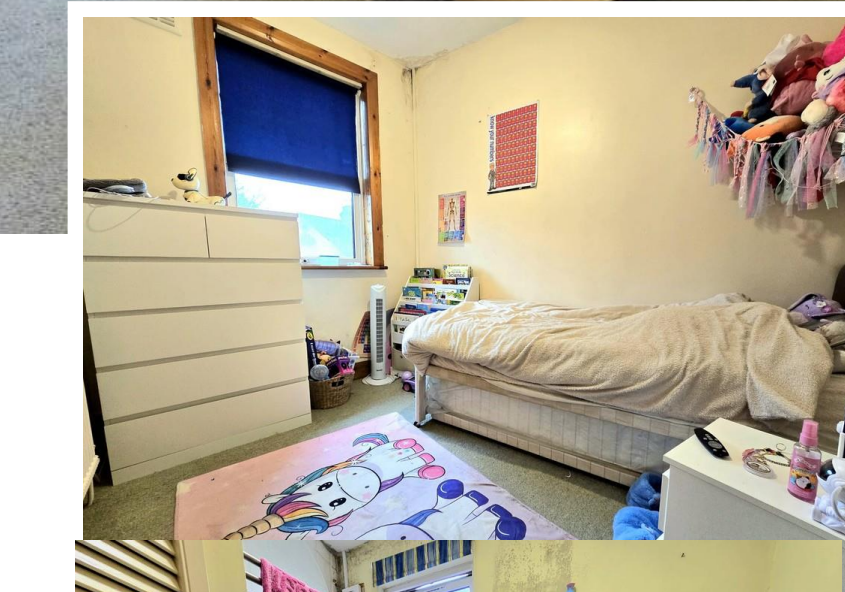
- Two bedroom
- First floor apartment
- Close to underground stations
- Close to local bus routes

**Offers In Excess Of £300,000**

EPC Rating '73'







### Property Description

A TWO BEDROOM FIRST FLOOR FLAT within this period conversion located on a popular residential road within easy reach of West Harrow Underground Station (Metropolitan line), Harrow on the Hill Station (Metropolitan and National Rail Services), North Harrow Underground Station (Northern Line) as well as being conveniently placed for access to St Anns & St Georges shopping centres, Morrisons supermarket, local schools and amenities. The property is in need of some modernisation throughout and is offered to the market chain free.

The property comprises; a spacious bay fronted reception room, a separate fitted kitchen, a large family bathroom with bath and overhead shower, a very large double bedroom and a good sized second bedroom which could be used as a small double room or large single.

We have been advised that there are in excess of 100 years remaining on the lease.

We have been advised there is no ground rent or service charge to pay.

## Room Dimensions

- RECEPTION ROOM 13' 1" x 16' 2" (4.01m x 4.95m)
- BEDROOM ONE 16' 8" x 10' 9" (5.09m x 3.28m)
- BEDROOM TWO 9' 1" x 8' 3" (2.79m x 2.54m)
- BATHROOM 7' 8" x 8' 3" (2.34m x 2.53m)
- KITCHEN 12' 11" x 6' 8" (3.95m x 2.05m)
- LANDING 12' 11" x 6' 8" (3.95m x 2.05m)

## Schools within 1 mile

- Whitmore High School - Ofsted 'outstanding'
- St Anselms Catholic School - Ofsted 'Outstanding'
- Vaughan School - Ofsted ' Outstanding'
- John Lyon School - Independent
- Norbury School - Ofsted 'Good' The Jubilee Academy - Ofsted 'Outstanding'
- Roxeth Primary School - Ofsted 'Good'
- Harrow School - Independent
- Grange School - Ofsted 'Good'
- Marlborough School - Ofsted 'Good'
- Alpha Prep - Independent
- Heartwood House - Independent St Jerome Church of England - Ofsted 'Good'
- Harrow High School - Ofsted 'Good'

*\*Please note Ofsted ratings are subject to change\**

## Local Transport

- West Harrow - Metropolitan Line - 0.3m Harrow on the Hill - Metropolitan Line and National Rail - 0.5m
- North Harrow - Northern Line - 0.8m
- 114 Bus - Ruislip/Mill Hill
- 140 / N140 Bus - Hayes/Harrow Weald
- H11 - Harrow/Mount Vernon

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		