



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Uxbridge Road

Harrow, HA3 6DL

- Luxury ground floor apartment
- Two very large double bedrooms both with En-suites
- Guest W.C
- Finished to a high specification throughout

£525,000

EPC Rating 'TBC'





Property Description

A luxurious TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT with a guest W.C and ALLOCATED PARKING WITHIN A GATED CAR PARK with direct access into the large communal garden. This property is conveniently located for access to local transport, schools with a rating of 'Outstanding' as well as the shops and restaurants of Hatch End, Stanmore and Harrow Weald. CHAIN FREE.



This stunning property comprises; a very large entrance hall with storage and utility cupboard, a tiled guest W.C with basin, a spacious south facing master bedroom with fitted wardrobes and en-suite bathroom fitted with bath and separate walk in shower, a second double bedroom with fitted wardrobes and en-suite bathroom with bath and overhead shower, a generously sized reception room with French doors leading out to a patio area and a separate kitchen with space to dine fitted with integral appliances such as a dishwasher, washing machine, fridge freezer, gas hob and double oven. There is access to a second patio leading into the communal gardens from the kitchen.



This apartment is offered to the market with a long lease, gas central heating and benefits from having no upper chain.

We have been advised there are 109 years remaining on the lease.

We have been advised the service charge is £310.67 per month

We have been advised the ground rent is £350 per annum

Local Transport

Trains:

Stanmore Underground Station - Jubilee Line 1.3m

Hatch End Station - Overground to Euston and Watford

Junction - 1.3m

Harrow and Wealdstone Station - Bakerloo line and

Overground including fast trains to Euston from 13 minutes 1.5m

Bus Routes:

340 - Edgware to Harrow

H12 - Stanmore to South Harrow

H19 - Harrow Bus Station

Schools within 1 mile

Bentley Wood High School - Ofsted 'Outstanding'

Kingsley High School - Ofsted 'Outstanding'

Helix Education Centre - Ofsted 'Good'

Weald Rise - Ofsted 'Good'

Hujjat Primary School - Ofsted 'Good'

Sacred Heart Language College

Belmont School - Ofsted 'Good'

Cedars Manor - Ofsted 'Good'

St Josephs Catholic Primary School - Ofsted 'Good'

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1250 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1250 SQ FT/ 116 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.

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
0208 861 1066

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