



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Courtenay Avenue

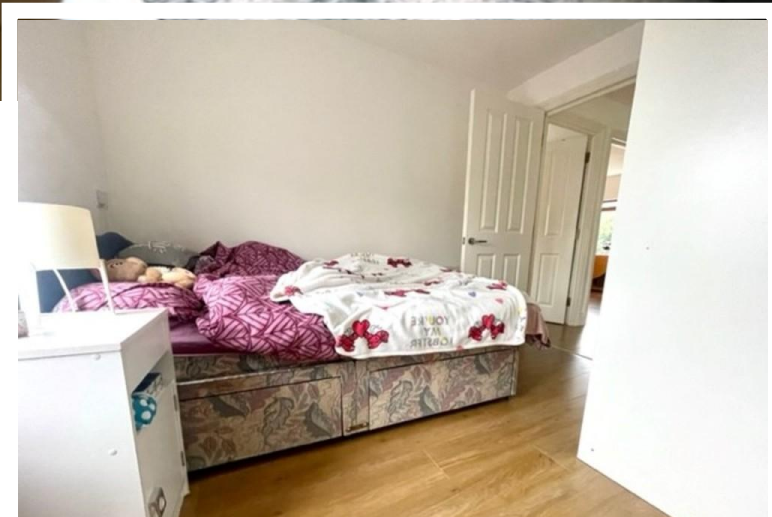
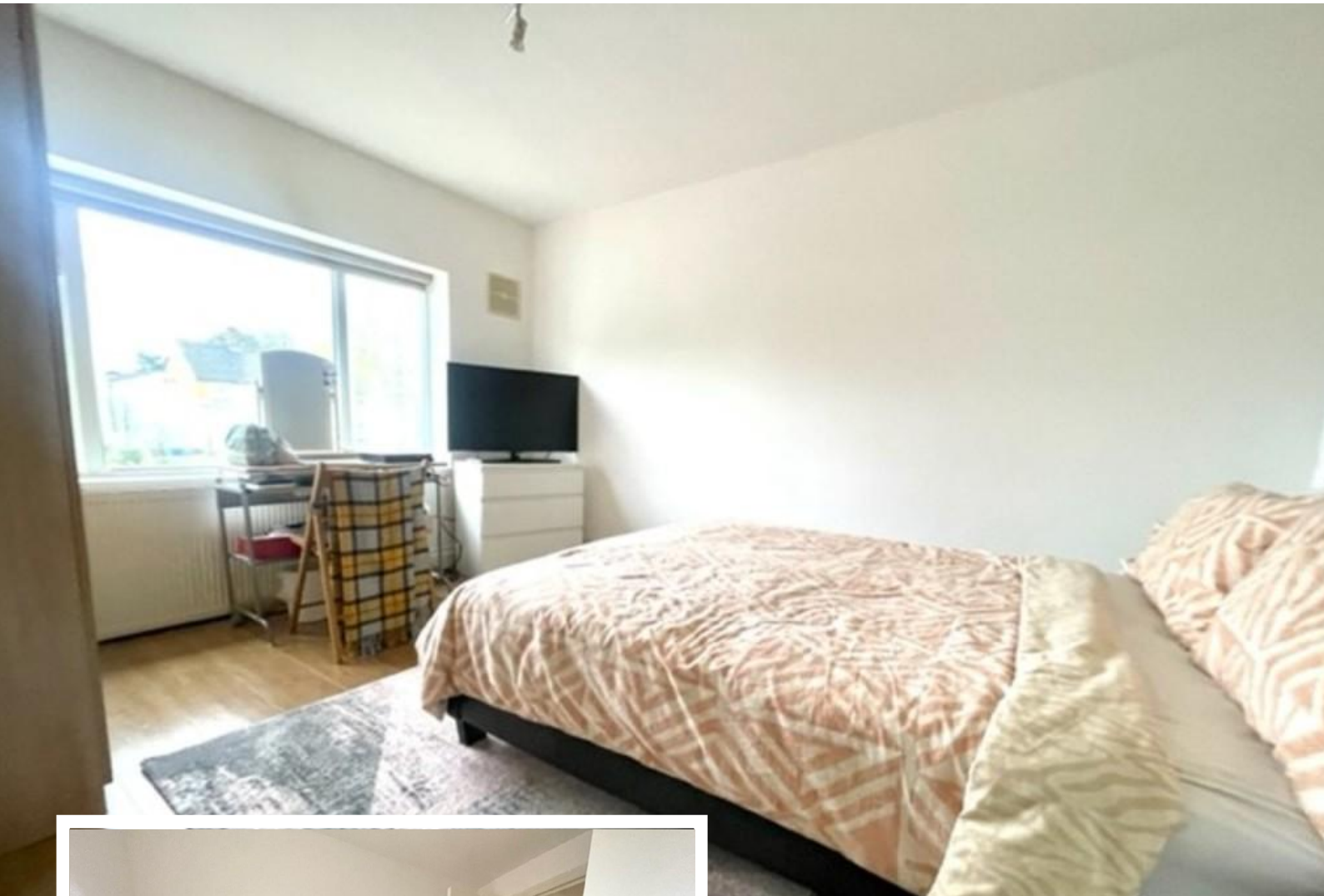
Harrow Weald HA3 6LJ

- BUY TO LET INVESTMENT. ACHIEVING £1350 PER CALANDER MONTH.
- Two bedroom first floor maisonette Converted in 2017
- Offered for sale in very good order throughout

Asking Price Of **£325,000**

EPC Rating '75'





Property Description

Hinton & Downes are delighted to offer to the market, this TWO DOUBLE BEDROOM FIRST FLOOR FLAT with own garden, to the rear. The property, which was converted in around 2017 still remains modern throughout, with wooden flooring and neutral décor throughout.

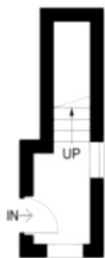
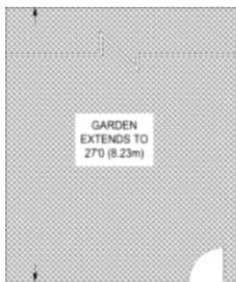
Comprises: - Stairs to the first floor, bright and large hallway, good size living room which is open plan to the modern kitchen with integrated appliances including fridge/freezer and washing machine (there is also a gas hob and oven). Two genuine double bedrooms and modern bathroom with bath and shower over.

There is ample on road parking available, with no restrictions/permit required as well as own rear garden, accessible via the side of the property.

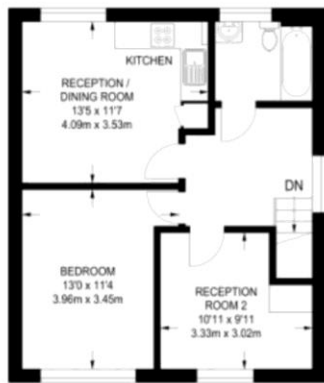
The location is perfect, being within walking distance to Headstone Lane station and only a short bus/car journey to both Harrow on the Hill (Metropolitan line) and Harrow & Wealdstone (Bakerloo & fast train to London Euston) stations. The flat also borders Hatch End and Pinner where



there are many local shops (Morrisons), restaurants and bars.



GROUND FLOOR
54 SQ FT / 5.0 SQ M



FIRST FLOOR
527 SQ FT / 49.0 SQ M

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		

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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