



## Northolt Road, Harrow, HA2

Two double bedroom, well-presented second floor apartment, conveniently located close to transport links and amenities in Harrow.

ESTATE & AGENT

— Tailored, local and personal —

# East Croft House, Northolt Road, Harrow, HA2

## £339,950 Leasehold

### Overview

Estate and agent is delighted to offer to the market this spacious, second floor, two-bedroom apartment. Completed in 2009, this modern property has the benefit of still being within its initial ten year NHBC certification period. Located in popular Harrow, the property is within very convenient access to a selection of transport links with tube and bus services to Central London, Harrow on the Hill and Heathrow, as well as a selection of local shops and amenities including a Waitrose supermarket. The nicely-presented and well-proportioned accommodation briefly comprises; secure communal entrance, lift and stairs to second floor, entrance hall with large storage cupboard and combination boiler, bathroom/w.c. with white three-piece suite, master bedroom with two full-length feature windows, space for double bed and wardrobe, bedroom two with space for double bed and wardrobe, a large reception room incorporating a defined kitchen area with attractive high-gloss units and white goods, living area with high-speed broadband connection and french doors leading to private balcony as well as a dining area with plenty of space for a family sized table and chairs, ideal for hosting friends and relatives. Externally there is a private balcony, communal garden area and roof terrace. The property also boasts upvc double glazing throughout, gas fired central heating, a good energy performance rating and a long lease. The vendor has informed that parking spaces may be rented for a fee, subject to availability. Viewing comes highly recommended.

### Communal entrance

Comprising; secure entrance doors, mailboxes, stairs and lifts to second floor.

### Private hall

Comprising; storage cupboard with gas fired, combination boiler, electrical consumer unit, smoke alarm, single radiator, skirting board and carpet to floor.

### Bathroom/w.c. 7'3" x 6'4"

Comprising; white three-piece suite, bath with mixer tap and shower over with screen, pedestal sink and mixer tap, close coupled w.c. part tiling to walls and splashback, extractor fan, upvc double glazed opaque window, single radiator, shavers point, wall mounted cupboard, towel rail & toilet roll holder, skirting board and tiles to floor.

### Master bedroom 13'5" x 10'7"

Comprising; two upvc full length windows with curtain pole, single radiator, skirting board and carpet to floor.



### Bedroom two

Comprising; upvc double glazed window with curtain pole, single radiator, skirting board and carpet to floor.

### Kitchen area 10'6" x 11'3"

Comprising; white fitted high-gloss wall and base units with complimenting black slate effect laminate worktops with upstands incorporating and integral 1 ½ stainless steel sink and drainer unit with mixer tap, integral electric fan oven and gas hob with stainless steel splashback and integrated extractor hood above, washing machine, fridge/freezer, tiles to splashback and floor, ceiling vent, smoke alarm, skirting board and ceiling mounted spotlights.

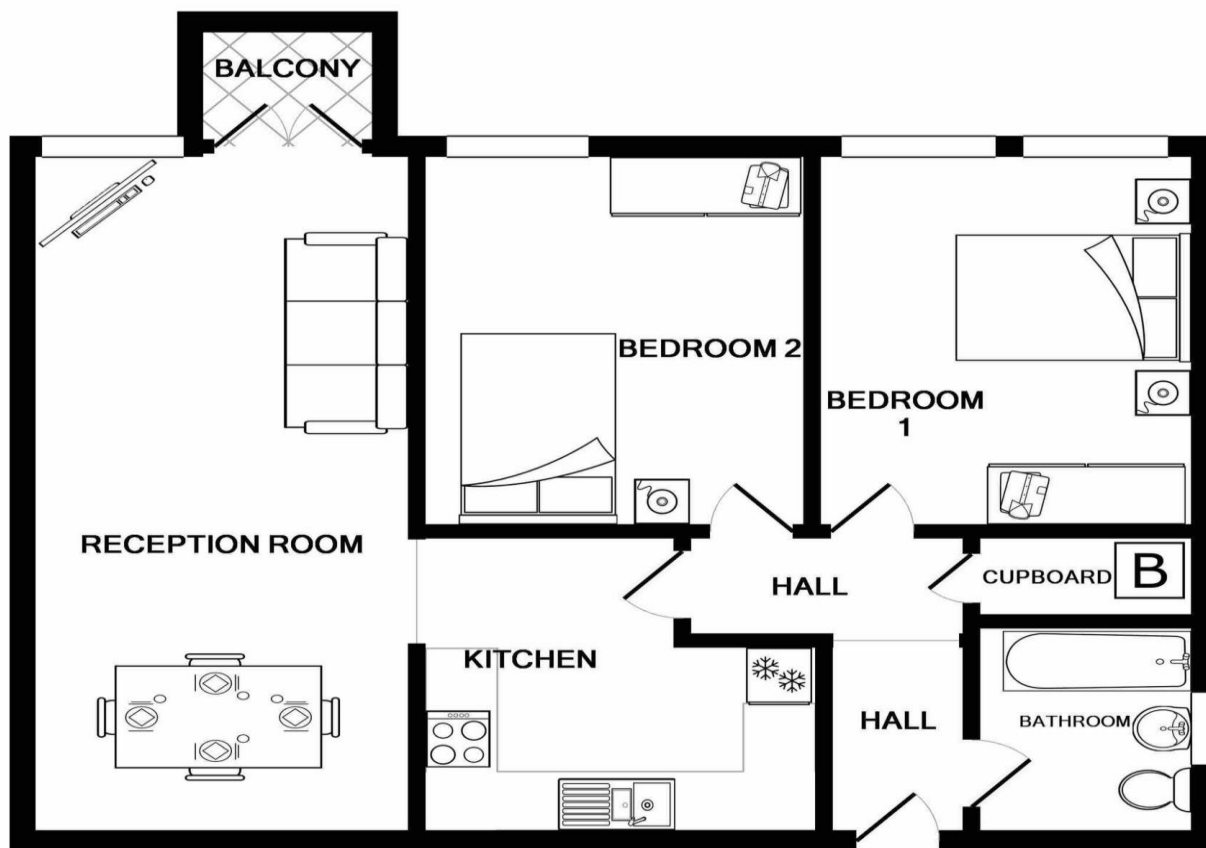
### Reception room 23'9" x 10'11"

Comprising; upvc double glazed French doors with curtain rail leading to private balcony, upvc double glazed window, two single radiators, tv and telephone points, port and wiring leading to Sky dish, high-speed fibre optic internet point, skirting board and carpet to floor.

### Externally

Externally there is a private balcony, communal garden area with trees and shrubs and communal roof terrace.





TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing strictly by appointment via Estate and Agent

CONTACT

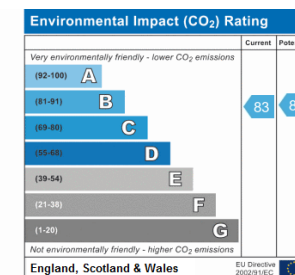
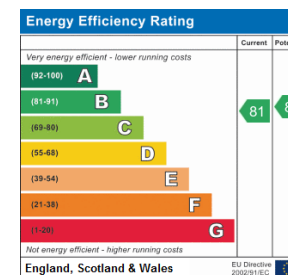
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