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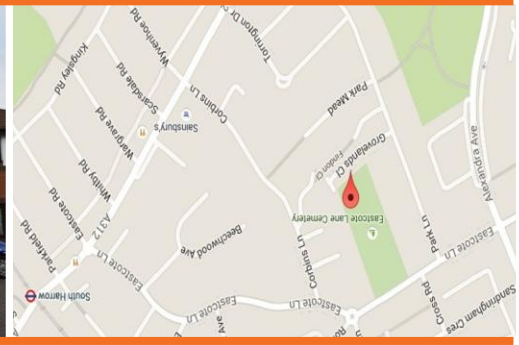


Grovelands Close | Harrow | HA2 8PA

David Conway & Co are delighted to offer this 2nd (top floor) one bedroom 1980's built flat situated in this much sought after cul de sac off Park Lane approximately 500 yards to South Harrows busy shopping centre with Piccadilly Line tube and bus station. Comprises: 15'0 x 10'9 Lounge, 10'10 x 5'7 kitchen, 11'9 x 9'10 bedroom. The property benefits from a new 125 years lease.

£245,000 Leasehold

- 2nd (TOP FLOOR) 1980'S BUILT FLAT
- 11'9 X 9'10 BEDROOM
- 15'0 X 10'9 LOUNGE
- 10'10 X 5'7 KITCHEN
- BATHROOM/WC
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NEW 125 YEARS LEASE



COMMUNAL ENTRANCE DOOR Entryphone system, stairs to:-

ENTRANCE DOOR TO:-

ENTRANCE HALLWAY Built in linen cupboard with copper hot water cylinder.

LOUNGE 15' 0" x 10' 9" (4.57m x 3.28m) Domer window, radiator, Double glazed hardwood rear aspect domer style window, archway to:-

KITCHEN 10'10' 5" x 7' (3.18m x 2.13m) Double glazed hardwood front aspect domer style window, White wall unit, matching base units with laminate worktops, inset stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker and fridge/freezer, wall mounted gas central heating boiler.

BEDROOM 11' 9" x 9' 10" (3.58m x 3m) Double glazed hardwood rear aspect domer style window, radiator, access to loft.

BATHROOM/WC Panelled bath with shower/mixer taps, pedestal wash basin, low level wc, part tiled walls, Double glazed hardwood skylight window,

ALLOCATED OFF ROAD PARKING FOR ONE CAR

NEW LEASE 125 Years unexpired (As advised)

EPC Chart To Follow