



2



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1



## Reverend Close | South Harrow | HA2 8DP

This substantial two bedroom flat comes with a share of freehold and is beautifully presented internally. Measuring in at 844 square foot the property offers two double bedrooms, a spacious light filled reception room and is located within a ten minute walk of South Harrow Station. Internal viewing is recommended.

## Offers In Excess Of £325,000

- Split Level Flat
- Two Double Bedrooms
- Reception Room
- Kitchen
- Family Bathroom
- Communal Gardens
- Gas Central Heating
- Storage Cupboard



**INTERNALLY** This is a well present split level apartment situated on the second floor in this purpose built block. The flat do or opens into the hallway with stairs to top floor landing, a storage cupboard, a double bedroom that over looks the communal gardens, a spacious living room with a large window allowing in plenty of natural light. The kitchen is to the rear of the living room with ample storage cupboards, worktop space, gas hob with built under oven and extractor fan over, the walls are part tiled and floor is laminated. Stairs up to the first floor landing leads into another double bedroom with built in wardrobes and the family bath room. There is a fire exit door that leads up to the top of the building.

**EXTERNALLY** Residents parking and rear communal gardens.

**LOCATION** Reverend close is situated off Corbins lane and is a five minute walk to local shops and amenities on Northolt Road. South Harrow Underground Station and Northolt Park Railway Station are both within a ten minute walk and there are a number of local schools including The Welldon Park Academy 0.3 miles away, Alexandra School and Heathland School both 0.6 miles away.

Council Tax Band C £ 1,815.20 per annum

Service Charge £1,560 per annum

Lease 89 years remaining

All above as advised

### Reverend Close, South Harrow, HA2 8DP

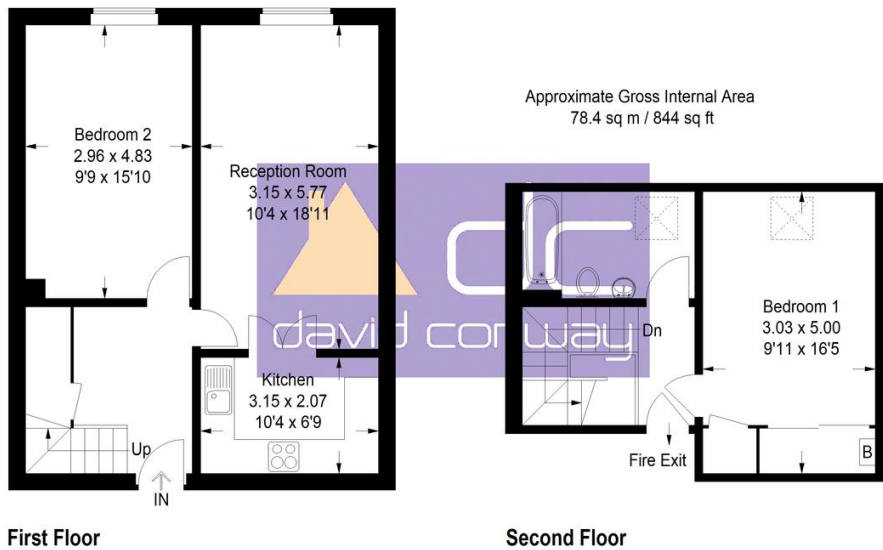


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2022 (ID825908)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 72                      | 78        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |