



1



1



1



## Barnaby Close | South Harrow | HA2 8DN

This delightful studio apartment is set on an attractive development in the heart of South Harrow and is located just five minutes' walk from South Harrow Station. With no upper chain offering a quick turnaround the property is larger than average internally and represents a perfect buy to let or investment purchase.

## Asking Price Of £195,000

- Large Studio Apartment
- Top (2nd) Floor
- Separate Kitchen
- 16'6 X 12'9 Lounge/Bedroom
- Electric Heating
- Allocated Parking
- Double Glazing
- 0.3 Miles To South Harrow Tube & Bus
- Share of Freehold / Lease 963 Years





INTERNALLY 2nd floor (top) large studio apartment in a purpose built block. The front door of the studio flat opens into a hallway with a door opening into the large living/bedroom area, a great living space with two velux windows. There are two door ways from the living area, one opening into the fitted kitchen which has plenty of wall and base units, wall mounted boiler, part tiled walls, tiled floor and a velux window. The second door leads to a hallway with eaves storage at the end and a door opening into the bathroom. The bathroom is a good sized room with panel enclosed bath, pedestal wash basin, wc and velux window. There is access to loft storage via a loft hatch. The property has electric heating and is double glazed.

EXTERNALLY Attractive building surrounded by lawn and shrubs. Allocated parking.

LOCATION Situated on a cul-de-sac just 0.3 miles from South Harrow's Picadilly Line Tube and Bus Station and close to local shops, restaurants and amenities

Share of Freehold

Lease 963 years

Service Charge 740 per annum payable quarterly (as advised)

Council Tax Band D £1,526

This property is currently let on an Assured Shorthold Tenancy (AST) until 15/11/2021

Estimate rental income £850 per calendar month.

## Barnaby Close, Harrow, HA2 8DN

Approximate Gross Internal Area (Excluding Eaves) = 35.4 sq m / 381 sq ft

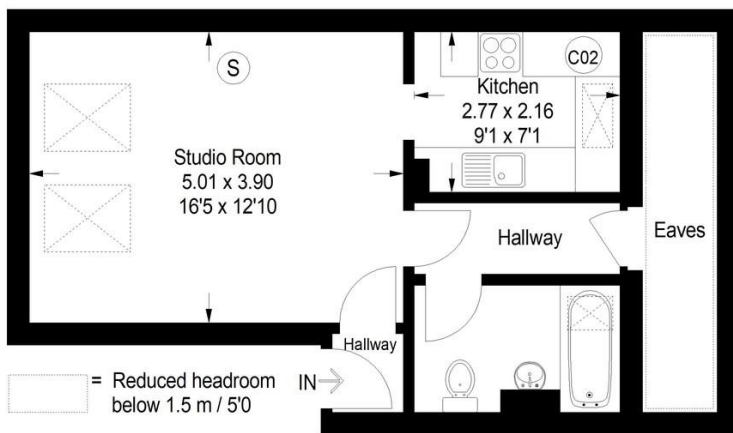


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2018 (ID 423867)

