



## Eastcote Lane | South Harrow | HA2 8RU

Set across two floors and offering three bedrooms and two bathrooms while finished to the highest standard, this maisonette deserves your attention. With off street parking to the front a private section of garden and set on the first floor the property is set within a five minute walk to Rooks Heath School.

Asking Price Of £375,000

Share Of Freehold



- First Floor Duplex Flat Maisonette
- Three Bedrooms
- Two Luxury Bathrooms
- Newly Fitted Kitchen
- Wrap Around Reception Room
- Bedroom With Walk In Wardrobe
- En Suite To Bedroom In Loft Conversion
- Garden With Side Access
- Off Road Parking
- Lease 998 Years - Share of Freehold

## Property Description

### INTERNALLY

This is a split level first and second floor flat. Entered by a upvc double glazed door with stairs to the first floor. On the first floor there is a door to front aspect bedroom with overstairs storage cupboard and walk in wardrobe space, brand new kitchen with wall mounted gas combination boiler, luxury tiled bathroom with panelled bath, low level w.c, vanity wash hand basin, heated towel rail, skylight and window allowing plenty of light. Wrap around reception room. Landing with stairs to loft room with windows and velux windows and en suite luxury tiled shower room with w.c.

### EXTERNALLY

Garden with side access. Off road parking to front for one car.

### LOCATION

Conveniently located on Eastcote Lane with bus services and 0.7 miles to Northolt Park Railway Station with access to Marylebone and 0.9 miles to Northolt Central Line Tube Station. Local schools include Earlsmead Primary School 360 yards away, Heathland School 450 yards and Newton Farm Nursery, Infant and Junior School 0.6 miles from the property. In terms of Secondary Schools Rooks Heath College is 260 yards away, Northolt High School 0.6 miles and Queensmead School 0.7 miles.

## Tenure

Share of Freehold

Lease 99 years

## Council Tax Band

C - £1,815.20 per annum (as advised)

## Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

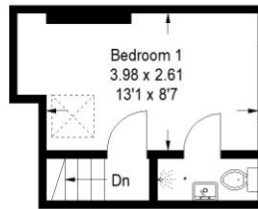
(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

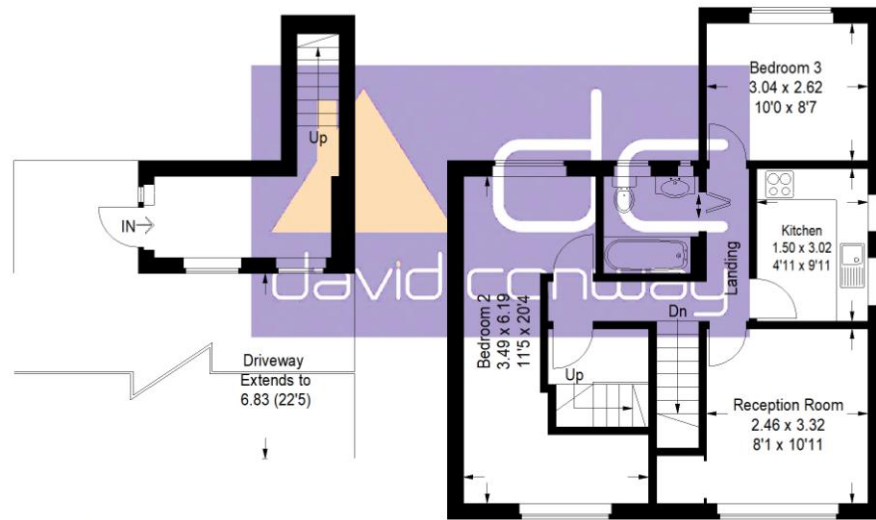


# Eastcote Lane, Harrow, HA2 8RU

Approximate Gross Internal Area  
79.1 sq m / 851 sq ft



Second Floor



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2022 (ID859746)



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>	74	76
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	