



2



1



1



## Ford Close | Harrow | HA1 4AX

This two double bedroom flat is located in the heart of Harrow and has been priced to sell. Offered chain free and set within a five minute walk of Harrow On The Hill Station the property represents an ideal investment buy and has previously been rented for £1,250 PCM.

**NB. This property has structural movement for which Harrow Council will be undertaking the remedial works including underpinning the building all costs associated with these works will be covered, including any internal decoration post works by the buildings insurance.**

## Asking Price Of £250,000

- Ground Floor Flat
- Two Bedrooms
- Separate Kitchen
- Reception Room
- Double Glazing
- Central Heating
- 92 Year Lease
- Investment Opportunity



INTERNALLY Ground Floor purpose built flat opening into hallway with doors to reception room, kitchen, two double bedrooms and a bathroom. The property has gas central heating and double glazing.

EXTERNALLY Unallocated parking bays.

LOCATION Ideally located approximately ten minutes walk (0.5) to West Harrow Metropolitan line station and also 0.5 of a mile to Harrows busy shopping centre with Cinema and Gyms and Hill on the Hill Station which has the Metropolitan line and the Chiltern line. There are many schools within the area.

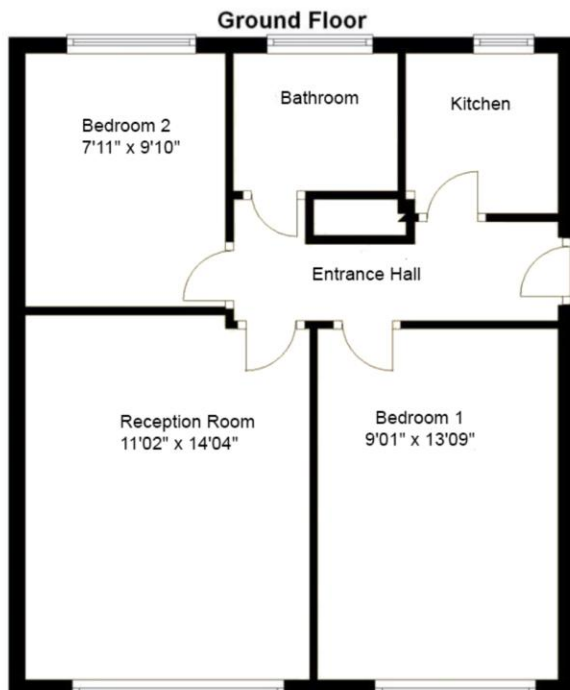
Council Tax Band C £1,744

Service Charge (£PA) £435

Ground Rent (£PA) £10

(all as advised)

Please note, as we are not retained or instructed by the Vendors or their Agent in the sale of 20 Ford Close, Harrow, HA1 4AX it will be necessary for us to act on the buyer's behalf in the acquisition and for the purchaser to be responsible for our introductory fees should our introduction lead to a successful exchange and completion. Our fees in this instance will amount to 2% plus VAT (unless otherwise agreed) of the final price that is realised on the purchaser(s) behalf in the acquisition to this investment opportunity



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		
England, Scotland & Wales	EU Directive 2002/91/EC	