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## Parkfield Road | South Harrow | HA2 8LB

**\*\*INVESTORS ONLY\*\*** This two bedroom maisonette is set within minutes of south harrow station and is makes an ideal investment purchase. With it's own private garden the property offers a spacious kitchen. This tenanted property is currently let on an Assured Shorthold Tenancy (AST) until 08/02/2023 at £1,250 per month

## Asking Price Of £280,000

- Maisonette - Investor Only
- Two Bedrooms
- Reception
- Kitchen
- Bathroom & Separate WC
- AST £1,250 pcm Expiring 08/02/2023
- Double Glazing/Gas Central Heating
- Garden



**INTERNALLY** First floor maisonette comprising of a fitted kitchen with gas, bathroom with panel enclosed bath and vanity washbasin. From the bathroom is a door to a separate wc and a utility area, there is also a door with steps leading down to door which opens into the garden. A couple of steps up in the hallway leads to a landing with doors to a double bedroom, a single bedroom and the reception room.

**EXTERNALLY** Garden with shed.

**LOCATION** Parkfield road is ideally located within a two minute walk of South Harrow Underground Station as well as the various local restaurants and amenities including Waitrose, Iceland and Aldi. Welldon Park School is just two roads away, with a number of other schools within walking distance which include Whitmore High School, Orley Farm School and Roxeth Mead School.

Council Tax Band C £1,648 per annum

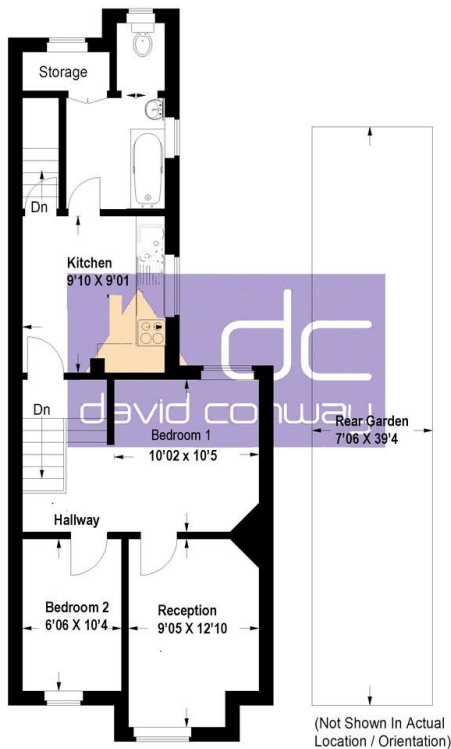
Ground Rent £100 per annum

Leasehold 79 years

All above as advised

### Parkfield Road, South Harrow, HA2 8LB

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2022 (ID827848)

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>		
(55-68)	<b>D</b>	66	77
(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	