



Fentiman Way, South Harrow, HA2 8FD

This substantial three bedroom apartment measures in at 825 square foot. It is set in a gated development, with allocated and visitor parking. Within a five minute walk of South Harrow. The property is beautifully maintained internally and offers three double bedrooms, as well as an en suite to the master bedroom.

Asking Price Of £400,000

Leasehold



- First Floor Flat
- Three Bedrooms
- Reception Room
- Kitchen
- Family Bathroom
- En Suite to Master Bedroom
- Balcony
- Gas Central Heating
- UPVC Double Glazing
- 109 Years Remaining On Lease

Property Description

INTERNALLY: This very well presented property has a communal entrance door, with an entryphone system. The entrance door of this flat opens into a hallway.

OFF THE HALLWAY: A large reception room, with double doors opening onto a balcony. There is also a window in the reception room, offering plenty of natural light.

A stunning kitchen, with matching wall and base units. One and a quarter bowl stainless steel sink and drainer unit, built-in under-oven, with gas hob and extractor hood. Integrated fridge/freezer and dishwasher. Part-tiled walls and tiled floor.

The contemporary fully-tiled family bathroom, has a panel enclosed bath, wc and wash hand basin.

There are three double bedrooms. The primary bedroom has fitted wardrobes and an en suite shower room. The secondary bedroom has fitted wardrobes, dressing table and storage units.





There is also a good sized storage cupboard off the hall.

With the exception of the kitchen and bathrooms, the property is fully carpeted. The fitted furniture/cabinets and boiler are the original, from build 17 years ago. The property has double glazed windows and gas central heating throughout

EXTERNALLY: Balcony

Gated development with communal gardens, allocated and visitors parking.

LOCATION: Fentiman Way is situated off Roxeth Green Avenue, approximately 0.5 of a mile to South Harrow's busy shopping centre, Piccadilly line tube and bus station. There is an Aldi supermarket, also many shops and restaurants. A large Waitrose is within 0.4 of a mile. Rayners Lane Metropolitan line tube station is within 15 minutes walking distance. Plus very regular local buses to Harrow's large and varied shopping centre, Harrow-on-the-Hill Metropolitan line tube and bus station.

There are numerous schools in the vicinity including Grange Primary School just 0.4 of a mile away and Whitmore High School 0.5 of a mile away.

Local shops at Shaftesbury Circle with McDonalds is 0.4 miles from Fentiman Way.

Lease 109 years

Council Tax Cost Band C £1,815.20

Service Charge £1,500 reviewed every March

(There will be a charge for Insurance in August)

Ground Rent £175

(all £ per annum as advised)

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.

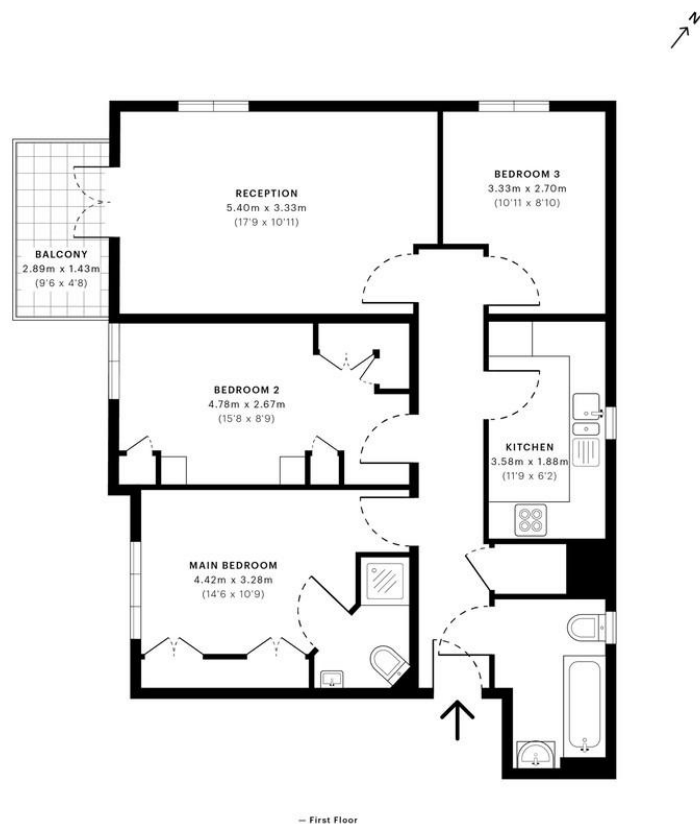


Fentiman Way, HA2

CAPTURE DATE: 25/05/2022 LASER SCAN POINTS: 45,285,934

GROSS INTERNAL AREA

76.65 sqm / 825.05 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
76.65 sqm / 825.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
72.37 sqm / 778.98 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.09 sqm / 44.02 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 80.73 sqm / 866.97 sqft
IPMS 3C RESIDENTIAL: 76.64 sqm / 824.95 sqft

SPEC ID: 6284cead3d1009d0df2f1c3689



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



269 Northolt Road, South Harrow, Middlesex, HA2 8HS
Tel: 020 8422 5222 Fax: 020 8422 4221 | www.davidconway.co.uk
info@davidconway.co.uk
@dconwayandco

Zoopla

rightmove.co.uk
The UK's number one property website

