

THE RIDGEWAY, NORTH HARROW



Two Bedroom First Floor Maisonette

OIEO £350,000

Description

Robertson Phillips are proud to present this two double bedroom first floor maisonette to the market, which is newly refurbished and completely chain free. The property benefits from two double bedrooms, a spacious separate kitchen, a large reception/dining room, a bathroom, separate WC, and own section of the garden on the left. Further Benefits include, Ample storage, combi boiler, side access, a loft roof space, A 164 Year lease, no service charge or ground rent, and walking distance to North Harrow tube station, shops and local amenities.



Location: The property is walking distance to North Harrow Tube station which is on the Met line. Just past the station in the same direction is a parade of local amenities, eateries and the gym. The house also benefit of falling into the catchment area for St John Fisher Primary School and Nower Hill High School, both rated outstanding on their most recent OFSTED report.





- *Two Double Bedroom First Floor Maisonette*
- *Chain free*
- *Separate Spacious Kitchen*
- *Ample Storage*
- *Newly Refurbished*
- *Long Lease plus loft space*
- *Large Reception/Dining Room*
- *Combi Boiler*



Additional Information

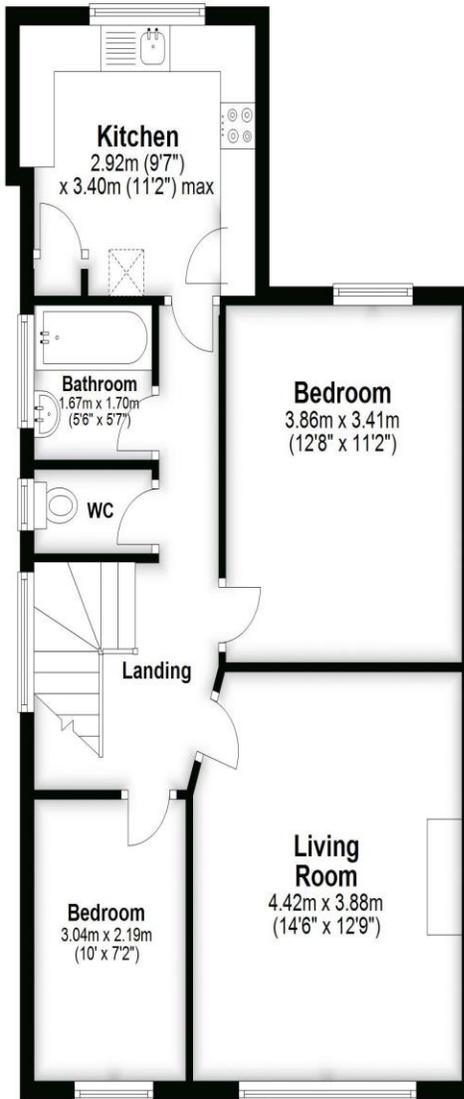
TENURE: LEASEHOLD

LOCAL AUTHORITY: C

ENERGY EFFICIENCY RATING: D

First Floor

Approx. 61.6 sq. metres (663.0 sq. feet)



Ground Floor

Approx. 4.2 sq. metres (45.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.