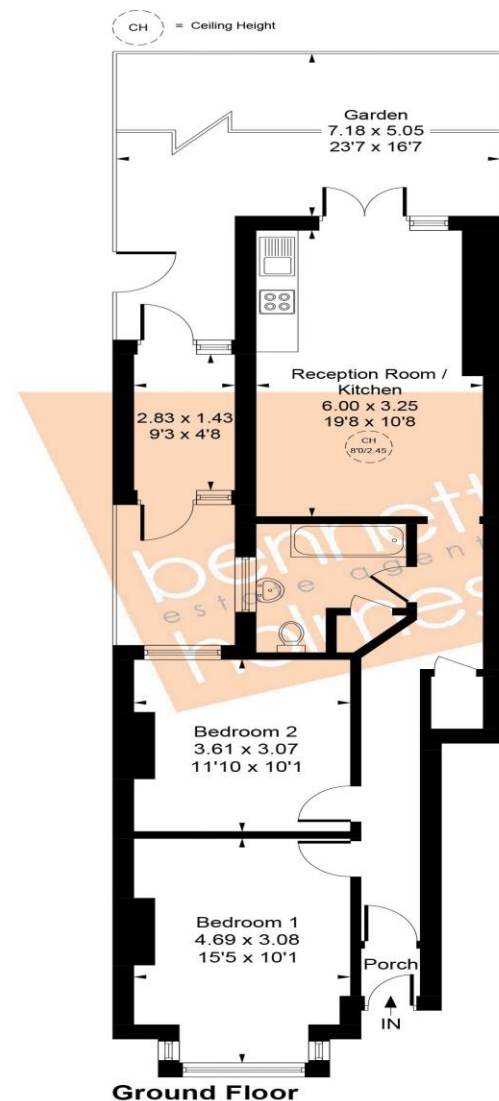


Butler Road

Approximate Gross Internal Area
67.53 sq m / 727 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold - There are over 900 years remaining on the lease
No service charge
Ground rent - £12 PA
Borough of Harrow
Council Tax Band C - £2130
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Butler Road Harrow HA1 4DR

Price Guide: £365,000



Bennett Holmes are pleased to offer this recently refurbished, two double bedroom ground floor maisonette in West Harrow. The property is in modern condition throughout and is located within easy reach of the high street, local shops, local schools and is close to transport facilities to include bus links and tube stations. (0.2 miles to West Harrow Station and 0.6 miles to Harrow On The Hill Station). Other benefits include a long lease in excess of 900 years, no service charge, own private rear garden and there is no upper chain.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR MAISONETTE
- MODERN CONDITION THROUGHOUT
- OWN PRIVATE REAR GARDEN
- A LONG LEASE IN EXCESS OF 900 YEARS
- NO SERVICE CHARGE
- NO UPPER CHAIN
- 0.2 MILES TO WEST HARROW STATION

**Butler Road
Harrow
HA1 4DR**

Price Guide: £365,000



Accommodation

The property briefly comprises own front door opening to the entrance hall with doors to two double bedrooms, the bathroom and the living room. The living room is open plan with the kitchen/ diner. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and electric oven, there is plumbing for a washing machine, space for a fridge/ freezer and there sliding patio doors to the rear garden.

Outside the property is a private rear garden which is mainly laid to lawn with a patio area.

