



Cowen Avenue | | South Harrow | HA2 0LU

This two double bedroom top floor apartment offers impressive square footage and is brought to market chain free. Set just five minutes from South Harrow Underground station the property offers a brilliant first purchase. With plentiful built in storage and large L shaped lounge dining room internal viewing is recommended.

Asking Price Of £300,000

Leasehold



- Top (2nd) Floor Flat
- Two Double Bedrooms
- L Shaped Lounge/Diner
- Separate wc
- Entry Phone System
- Central Heating /Double Glazing
- Communal Garden/On Road Garden
- Wood Laminate Flooring
- 91 year lease (as advised)
- Close to Shops and Tube

Property Description

DESCRIPTION

Purpose built top floor (2nd Floor) flat, entry phone, stairs and lifts in common parts, front door of property opening onto and open plan and bright hallway with built in cupboard space and airing cupboard with shelves, doors to bedrooms. both bedrooms are double rooms of a similar size, bathroom with panel enclosed bath, vanity wash basin, tiled walls and window, separate wc, Hallway opens up into L shaped lounge dining room which is double aspect allowing plenty of natural light. A doorway into a modern and pleasant kitchen with wall and base units with integrated oven with extractor over, freestanding fridge/freezer and washing machine under worktop. . With the exception of the bathroom and kitchen the flooring is all wood laminate . Upvc double glazing throughout

EXTERIOR

Communal gardens.On street parking.

LOCATION

Cowen Avenue is situated just 0.2 of a mile (approximately 4 minutes walk) from South Harrow's Piccadilly Line Tube Station and bus station along with South Harrow's busy shopping centre with numerous cafes and restaurants. With the convenience of Waitrose also 0.2 of a mile walk away within a shopping area including Dunelm Mill, Homesense and numerous other outlets. Local schools include Roxeth Primary School, Welldon Park Primary School, Grange Primary School, Whitmore High School.

Tenure

Leasehold 91 years lease (as advised)

SERVICE CHARGE

£450 - £500 per annum (as advised)

GROUND RENT

£10 per annum (as advised)

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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.



