



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£329,950

Nash Court, Nash Way, Harrow, HA3



- MODERN TWO BEDROOM FLAT
- EXCELLENT DECORATIVE ORDER
- GARAGE
- IDEAL FOR FIRST TIME BUYER / BUY TO LET INVESTOR
- CHAIN FREE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING
- 103 YEARS LEASE
- MODERN KITCHEN & BATHROOM

We are pleased to offer for Sale this modern two bedroom top floor flat situated close to all local amenities including Kenton (Bakerloo line) & Northwick park (Metropolitan line) tube stations. The property is offered for sale in excellent decorative order throughout and ideal for a first time buyer or buy to let investor.

Benefits include : Open plan lounge / kitchen, Juliet balcony, Two bedrooms, Bathroom, Garage, Chain Free.

Lease 103 years

Service charge approx £1370 per annum

Bedroom 1 : 14"2 x 8"9

Bedroom 2 : 11"3 x 9"11

Kitchen / Lounge : 17"11 x 16"5



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Front

Modern two bedroom flat on the top floor . Next to Kenton Road underground Station

Living / kitchen

Open Plan lounge / kitchen with a Juliet balcony

Kitchen / Living

17'11" x 16'5" (5.46m x 5.00m)

Open plan Fully fitted modern Kitchen & Living room with balcony.

Bedroom 1

14'2" x 8'9" (4.32m x 2.67m)

Wooden flooring , Radiator and Double glazed window

Bedroom 2

11'3" x 9'11" (3.43m x 3.02m)

Wooden flooring, Double glazed window & Radiator

Car park

Allocated parking

Own Garage

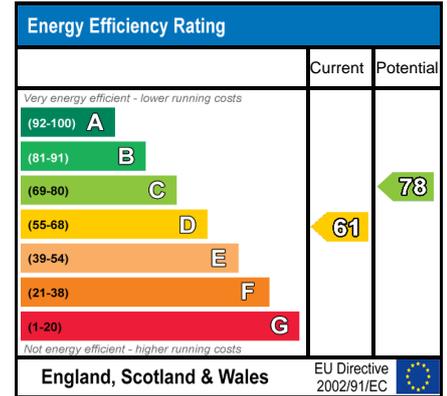
Lease

103 years lease

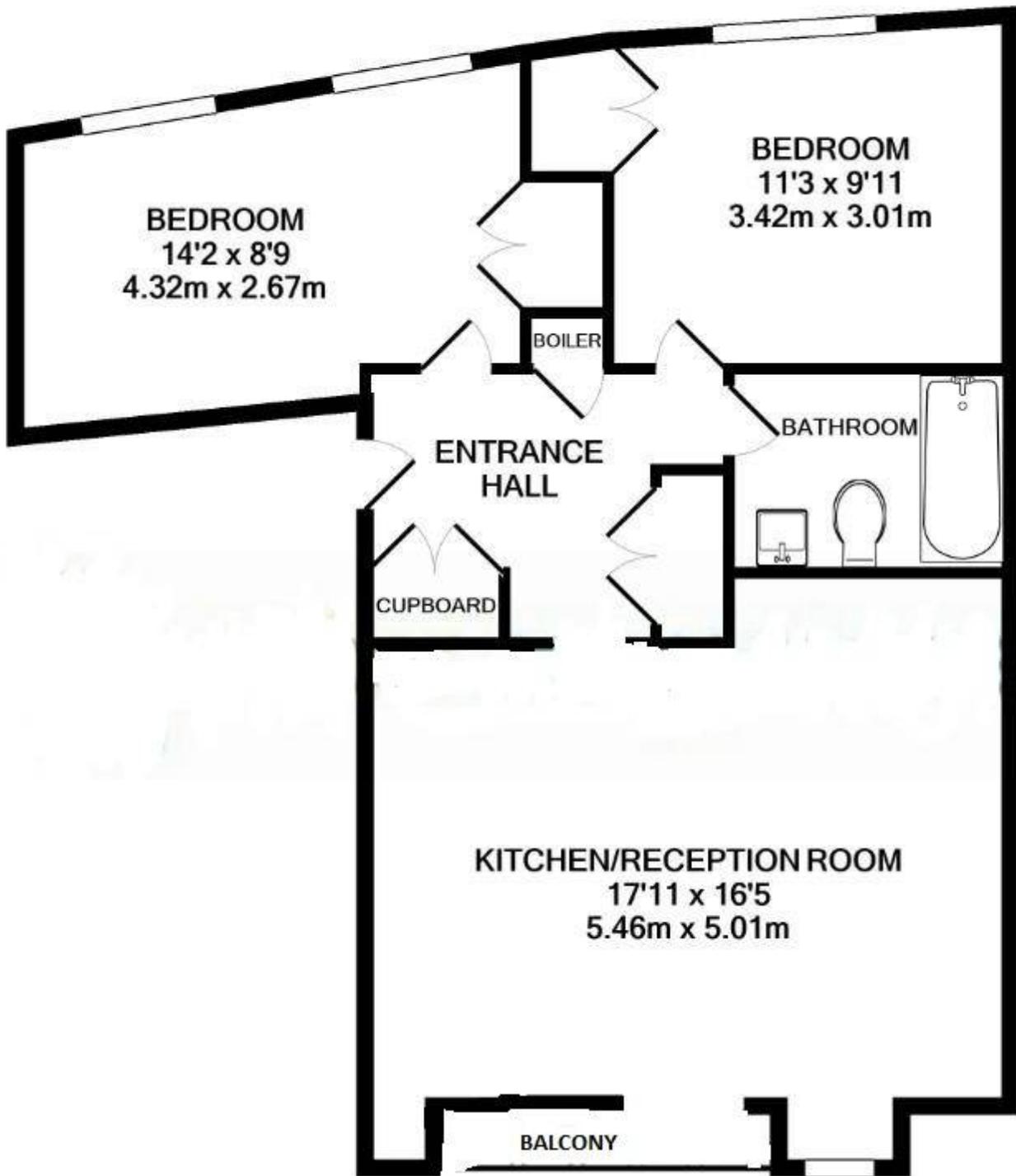
Service charge

approx £1370per annum

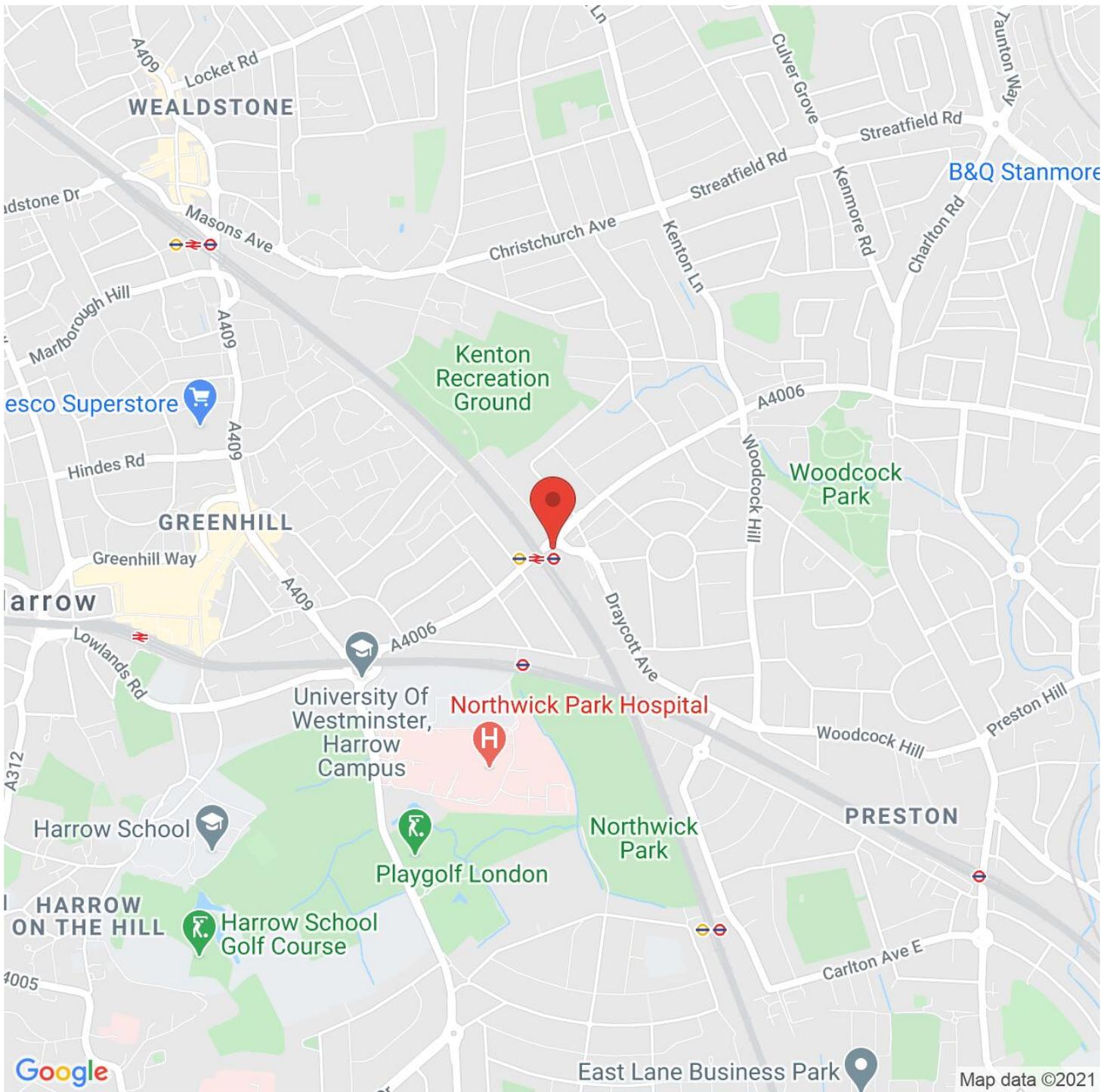
Chain Free



FLOOR PLAN



NASH COURT, NASH WAY, HA3 0ST
TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.