



Northwick Park Road, Harrow

£99,950 Leasehold

A lovely first floor one bedroom first floor flat set within a warden assisted development for those aged 60 and over. The flat benefits from access to communal areas including the residents lounge, coffee room, laundry facilities and guest suite for visitors. Quietly positioned close to Harrow's town centre shopping facilities, buses and underground train station, Hanbury Court is also located a few minutes walk from Northwick Surgery.

To be sold with the benefit of no upper chain.

**EPC Rating: B
Council Tax Band; D**

• Retirement Living • One Bedroom Flat • First Floor • Electric Heating • Residents Lounge • Communal Gardens • No Upper Chain • Age Restricted To Over 60 Years



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FURTHER DETAILS

The accommodation features a large reception room, double bedroom with fitted wardrobe, kitchen and bathroom. The heating is electric and the windows are double glazed.

LOCATION

Hanbury Court is located on Northwick Park Road between Manor Road and Gayton Road. Harrow Town Centre and Northwick Park Surgery are close by. This central Harrow location offers the convenience of local amenities as well as easy access to and from further away, boasting no less than 4 train stations within one mile, as well as several bus routes.

LEASE/SERVICE CHARGE

The lease is 125 years from 1st March 1990. The ground rent is £275 per annum. The half yearly service charge from 1st March 2024 is £1368.06.

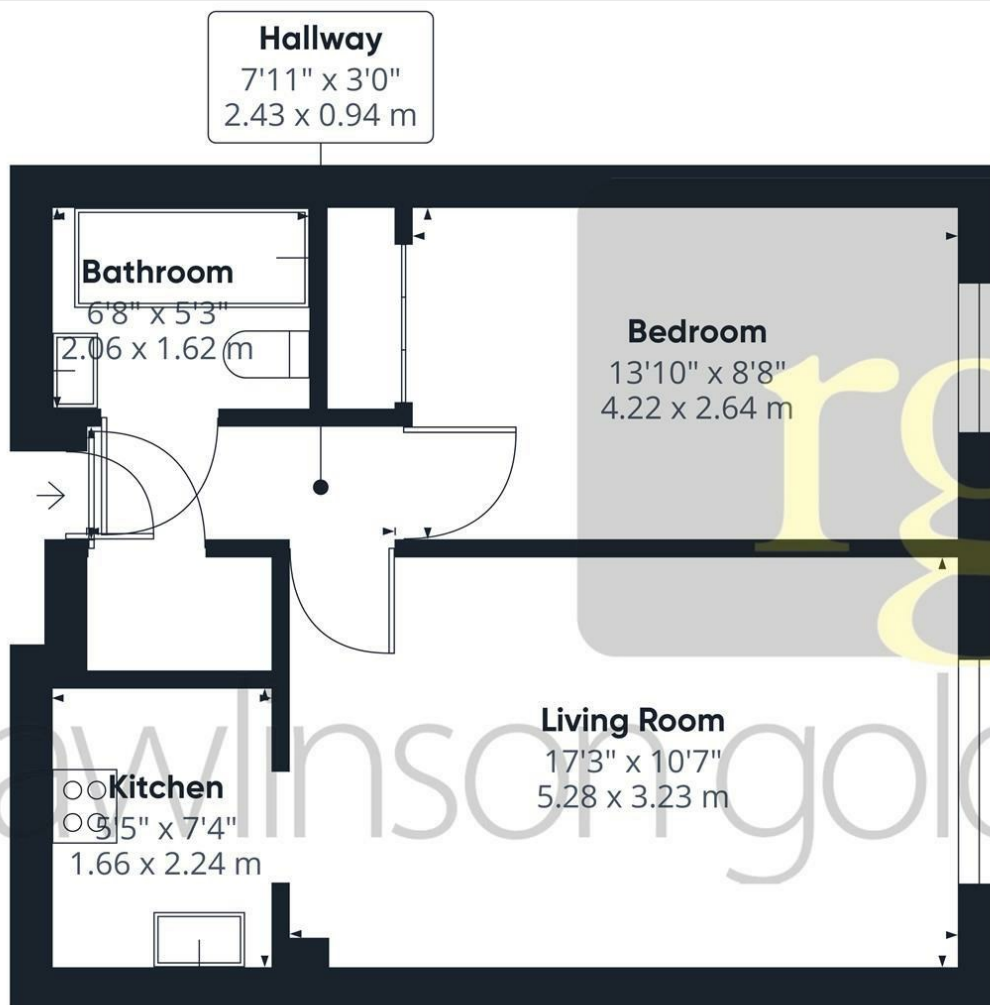
FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.





Approximate total area⁽¹⁾
431.37 ft²
40.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360