



Rosebery Avenue, Harrow, HA2 9AR
£360,000





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Gibson Honey is delighted to present this good size ground floor maisonette with OFF STREET PARKING & ITS OWN GARDEN situated in this most convenient location on Rosebery Avenue. This property which is desirable for both first time buyers and investors alike and briefly comprises: Two good size bedrooms, spacious living/dining room, modern kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating, own rear garden & 103 year lease. This property is ideally located between Rayners Lane & South Harrow with their wide range of shopping facilities, bus routes and rail links. It is also ideally set for highly regarded local schools such as Rooks Heath, Heathland, Roxbourne and Whitmore.



ENTRANCE HALL

Side aspect double glazed leaded light frosted glass door, laminate flooring, coved ceiling, radiator, storage cupboard housing meters, doors to:

LIVING AREA

Rear aspect double glazed sliding door, radiator, coved ceiling, laminate flooring.

KITCHEN

Rear aspect doubled glazed window, side aspect double glazed frosted glass door, part tiled walls, coved ceiling, laminate flooring, 4 ring gas hob with extractor hood, range of base and eye level units, stainless steel sink with drying rack, room for appliances such as: dishwasher, washing machine, fridge-freezer.

BATHROOM

Side aspect double glazed frosted glass window, tiled walls, pedestal wash hand basin, low level w/c, heated towel rail, panel enclosed bath with wall mounted shower attachment.

BEDROOM ONE

Front aspect double glazed window, built in wardrobes, laminate flooring, radiator, coved ceiling.

BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling, laminate flooring.

GARDEN

Patio area, panel enclosed fence.

LEASEHOLD

103years remaining

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS

OUTGOINGS

Ground Rent - £100 per annum

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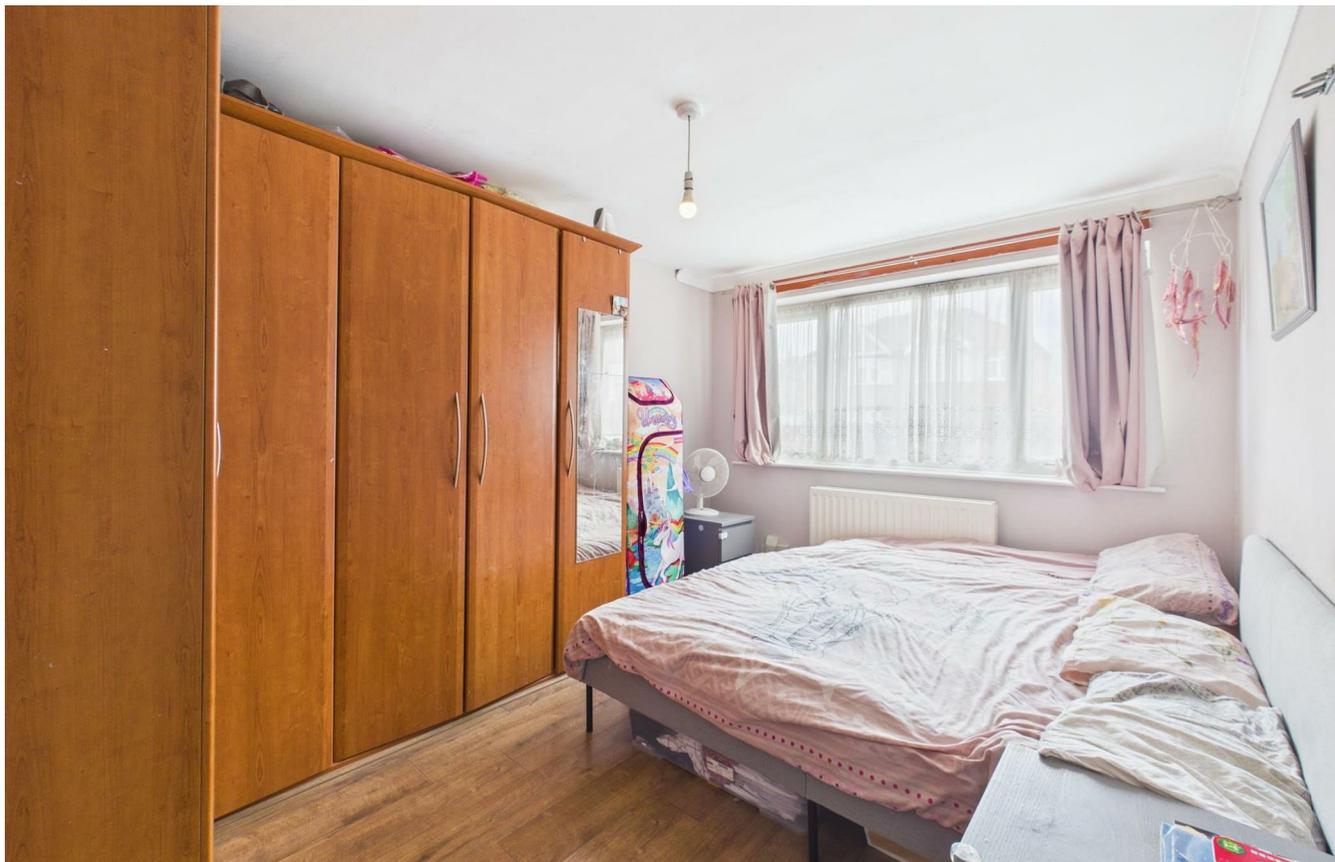
COUNCIL TAX

London Borough of Harrow - Band C - £2,129.65

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DISTANCE TO STATIONS

South Ruislip (0.9Miles) - Central line/Chiltern line
Northolt (0.9Miles) - Central line
South Harrow (1.1 Miles) - Piccadilly.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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