



13 Abercorn Crescent Harrow HA2 0PX

**£150,000
LEASEHOLD**

Due to the remaining lease term, this property would be suitable for cash buyers only

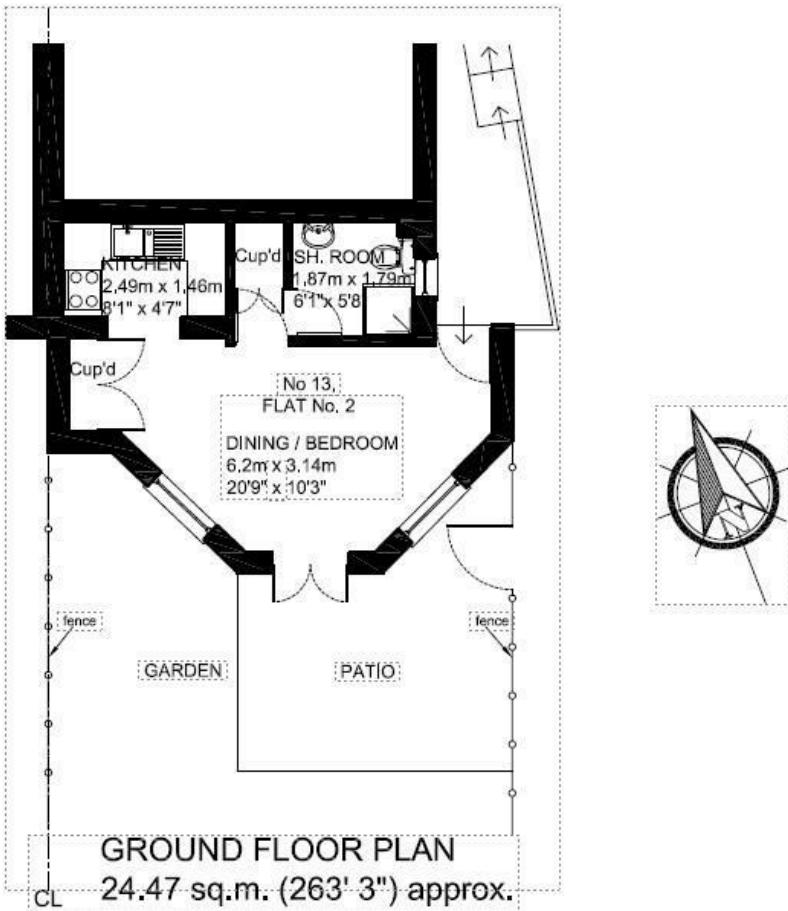
Mycastle offers this fantastic opportunity to own this ground-floor studio apartment with its own private entrance and a lovely rear garden. Offering a perfect blend of comfort and convenience, this property is ideal for first-time buyers or investors.

This ground-floor studio apartment boasts a bright and spacious living/bedroom area with dual aspect windows, providing the room with lots of natural light. The property features a semi-open-plan kitchen, a modern shower room and ample storage throughout, including loft space and built-in cupboards. The apartment also has its own private rear garden, providing a peaceful outdoor retreat.

Location:

Just a short walk to South Harrow Train Station





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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 tenant or purchaser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	43
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Uxbridge Lettings

16 High Street
Uxbridge
Middlesex
UB8 1JN

01895 349550
www.mycastleltd.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements