



ESTATE & LETTINGS AGENTS

Yew Tree Close, Harrow, HA2



FOR SALE £300,000 Leasehold

New to the market Major Estates offer for sale this rare one double bedroom ground floor garden maisonette. The property would suit a first time buyer or investor looking for a good return. With its own entrance the apartment comprises warm hallway, fitted kitchen, living room, large storage space which is being used as a home office, modern bathroom, double bedroom with fitted cupboard and own private garden area.

Also with security cameras, parking, double glazed windows and gas central heating. Located close to North Harrow station and high street with its selection of shops and restaurants.

- One Bedroom
- Excellent Condition
- Ground Floor Maisonette
- Residents Parking
- Private Garden
- Low Service Charge

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Hallway:

Laminated wood flooring, radiator and storage cupboard.

Living Room:

4.45m (14' 7) x 3.32m (10' 11)

Double glazed windows to rear aspect, wooden door with glazing to rear aspect, laminated wood flooring, radiator, TV point and power points.



Office:

Laminated wood flooring and power points.

Kitchen:

3.67m (12' 1) x 2.31m (7' 7)

Units to eye and base level, work top surfaces, double glazed window to rear aspect, tiled flooring, stainless steel sink unit with mixer tap, gas hob with oven below and extractor hood above, plumbing for washing machine and power points.



Bedroom:

4.33m (14' 3) x 2.79m (9' 2)

Double glazed window to front aspect, laminated wood flooring, radiator, fitted wardrobe and power points.





Bathroom:

Tiled flooring, heated towel rail, tiled enclosed bath tub with mixer tap and shower attachment, low level WC and hand wash basin with mixer tap.



Garden:

Paved area with rest mainly laid to lawn.



Tenure:
Leasehold


Lease:
108 year's remaining

Service Charge:
£100.00 per month

Ground Rent:
£200.00 per year

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EPC:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Yew Tree Close, HA2

Floor Plan



Approximate Gross Internal Area = 50.6 sq m / 545 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID873998)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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