

Waverley Road

Harrow • Middlesex • HA2 9RQ

Asking Price: £269,500



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est 1986

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Offered to the market with no onward chain, this one bedroom first floor apartment boasts space and comfort throughout, ideal for both first time buyers and buy to let investors. The property is nestled away on Waverley Road, close to local shops and tube links into London. A viewing of the fantastic property is recommended as soon as possible.

Chain free

Share of freehold

First floor apartment

Living room

Kitchen

Master bedroom

Bathroom

Private garden

Parking to the rear

Peaceful location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This spacious first floor flat starts with a communal entrance hall that leads to the front door. As you enter, stairs lead up to the landing which offers access to all of the property's accommodation. The open plan living room is bright and broad, boasting an inviting reception to host and relax in. The room opens onto the kitchen which offers a range of base and wall units, worktops and space for integrated appliance. A breakfast bar divides the kitchen and living room. The master bedroom is spacious enough to host a king size bed and boast built in wardrobes. The bathroom offers a white bathroom suite and is tiled throughout. The flat also benefits from a loft space, which can be accessed from a hatch on the landing, which is ideal for storage or even to convert into another room, subject to the necessary planning permissions.

Outside

The gate to the side of the property leads down to the private garden. Some pruning and planting would turn this space into the perfect oasis, ideal for relaxing in on those warm summer days. To the back of the garden is a carport, which once cleared would offer ample parking for two vehicles, via the gated service road.

Location

Waverley Road is located between South Harrow, Rayners Lane and South Ruislip. This residence is perfectly positioned just moments from the area's many shopping and transport facilities (Central/ Metropolitan/ Piccadilly Lines/ BR Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within close proximity of the area's highly regarded local schools and is just a short stroll away from the local parks.



Schools:

Roxbourne Primary School 0.2 miles
The Moriah Jewish Day School 0.3 miles
Newton Farm Nursery, Infant and Junior school 0.6 miles



Train:

Rayners Lane 0.6 miles
Eastcote 0.7 miles
South Ruislip 1.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
36 sq ft. (3.4 sq.m.) approx.



1ST FLOOR
424 sq ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.