



Hanbury Court Northwick Park Road  
Harrow, HA1 2LR

£149,950



## Hanbury Court Northwick Park

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A lovely refurbished & re decorated ONE BEDROOM GROUND FLOOR RETIREMENT offering direct access to a private terrace and communal landscaped gardens. This sought after McCarthy & Stone development boasts a Resident Coffee Lounge, Communal Laundry Room, Landscaped Communal Gardens, Resident Parking & estate manager.

The property comprises a 20'2 x 10'5 lounge with French door to garden, generous bedroom, newly fitted kitchen, fully tiled shower room, new carpets & has recently been redecorated throughout.

Hanbury Court is ideally located for access to Harrow Town Centre with its excellent shopping facilities and transport links and is within a short walking distance of Northwick Park Met Line Station, Harrow Met line & Kenton's Bakerloo Line/Over Ground Station.

The property is being sold with the advantage of no upper chain and is for residents of 60 years and over.

Keys with Vendors Sole Agents.

**Communal Entrance Door**

**Communal Hallway & Lobby**

**Own Front Door**

**Hallway**

**Lounge/Dining Room with door to private terrace**

**Kitchen**





Bathroom

Outside

Private Patio

Landscaped Communal Gardens

Communal Residents Coffee Lounge/Meeting Room

Communal Laundry Room

Part Time Estate Manager

Resident & Visitor Parking

Further information

Lease- 125 years from 1990

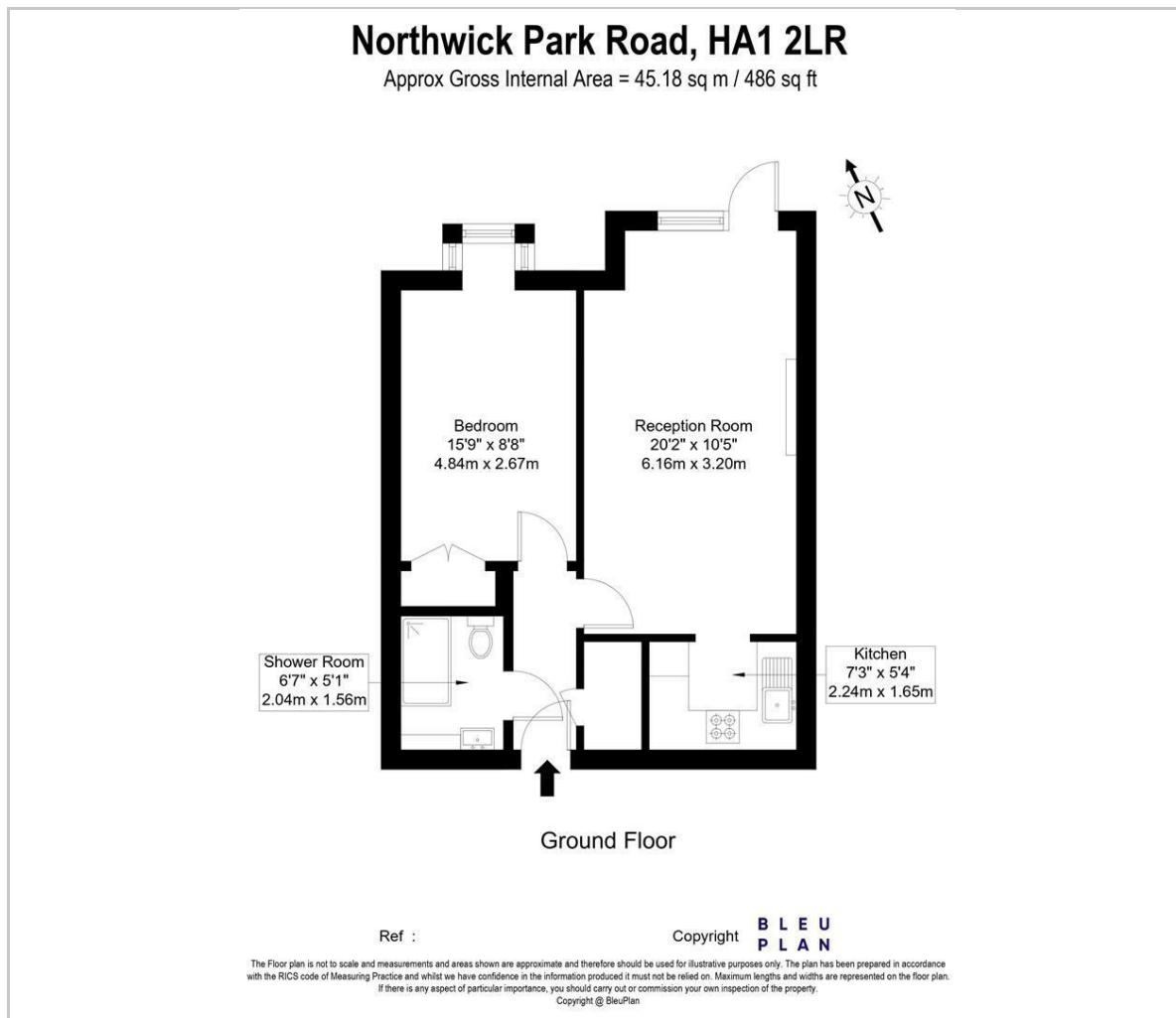
Service Charge- £1500 per 6 months

Ground rent- £275 pa

Council tax- Band D



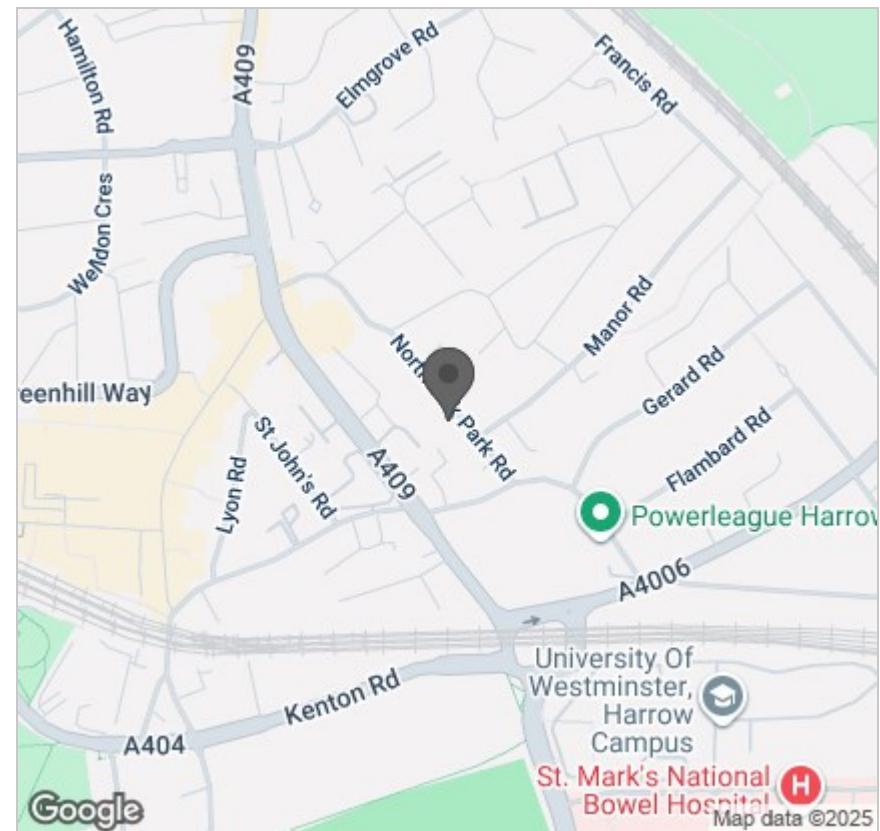
## Floor Plan



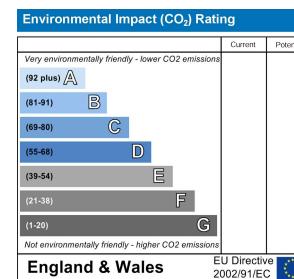
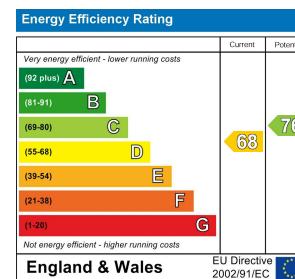
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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