



2

Bedrooms

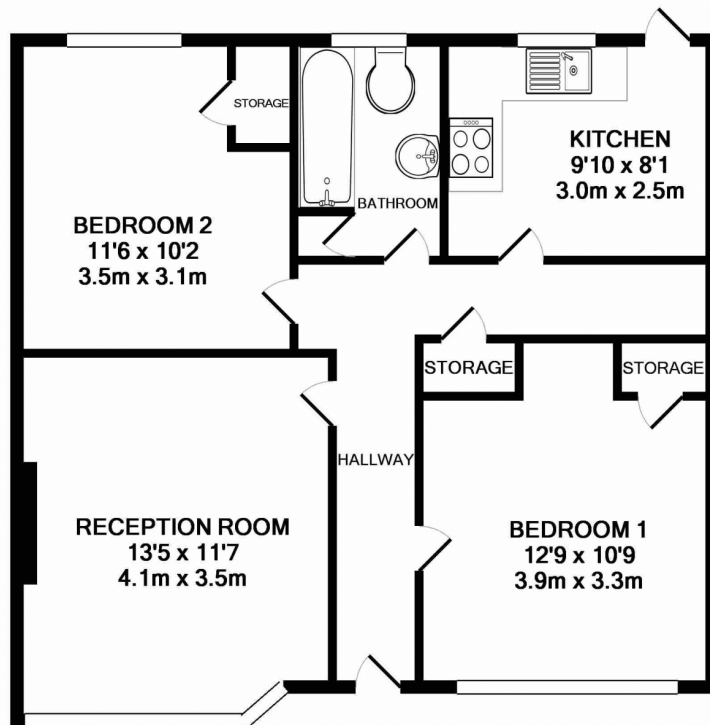


1

Bathroom



Offered with no further chain and having the benefit of a long lease is this Two Double Bedroom Ground floor maisonette. Internally you will find a large lounge, two double bedrooms, family bathroom and family kitchen. Externally the property has the added benefit of both front and back gardens. All in all, this is one not to be missed.



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Mumbai Junction

Watford Road Post Office

The Clementine Churchill Hospital

Sudbury Fields - The John Lyon School...

Harrow Breast Clinic

Sudbury & Alperton Surgery

St George's Catholic Primary School

Shaam Restaurant & Catering Services

NORTH WEMBLEY

The Black Horse

St. George's Catholic Church

Rising Sun Restaurant &

London Post Office Sport & Social Association

Vale Farm Sports Centre

Partyman World of Play

Sudbury Hill Harrow

Harrow Rd

Homefield Rd

Sudbury Hill

Mieszko Polski Supermarket