



Worcester Court, Danes Gate, Harrow, Middlesex

London Properties are pleased to offer to the market this purpose built, 2-bedroom ground floor flat situated on just off Headstone Drive in Harrow, within walking distance to Harrow & Wealdstone Station. The property benefits from entrance hallway, light & airy reception, good sized bedrooms, modern fitted kitchen, fitted bathroom, gas central heating, fully double glazed, communal gardens and long lease. Internal viewings are highly recommended through London Properties by appointment only.

£335,000 Leasehold



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Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



PIC 1



PIC 2



PIC 3



PIC 4



PIC 5

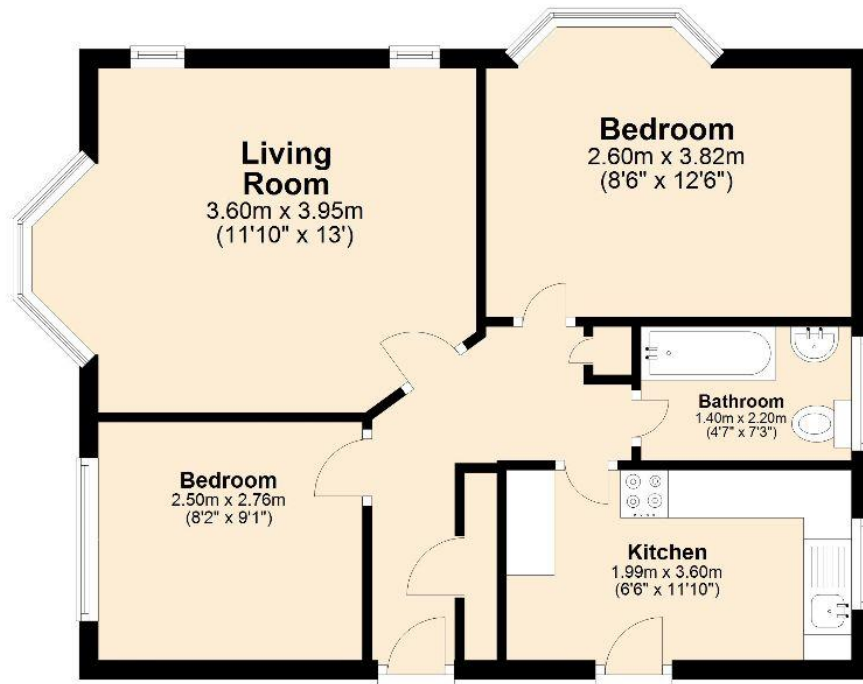


PIC 6

London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 49.2 sq. metres (530.0 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.
Plan produced using PlanUp.

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ACCOMMODATION COMPRISES:

	Entrance through Communal front door, communal hallway leading to own hard wood front door
ENTRANCE HALL:	
RECEPTION ROOM:	11' 10" (3m 61cm) x 13' 0" (3m 96cm).
BEDROOM 1:	8' 6" (2m 59cm) x 12' 6" (3m 81cm).
BEDROOM 2:	8' 2" (2m 49cm) x 9' 1" (2m 77cm).
KITCHEN:	6' 6" (1m 98cm) x 11' 10" (3m 61cm).
BATHROOM:	4' 7" (1m 40cm) x 7' 3" (2m 21cm).
Exterior:	Communal gardens

GENERAL INFORMATION:

TENURE:	Leasehold
LEASE:	140 years
GROUND RENT:	£35
SERVICE CHARGE:	£1920
BUILDINGS INSURANCE:	Included in Service Charge
LOCAL AUTHORITY:	Harrow
FIXTURES & FITTINGS:	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.
VIEWINGS:	Through London Properties by appointment only.

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AGENTS NOTE:

London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

MAILING LIST:

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

DETAILS BY E-MAIL:

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

FREE VALUATIONS & MARKETING ADVICE:

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

Written quotations are available on request. Please contact this office.

REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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