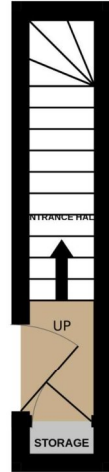
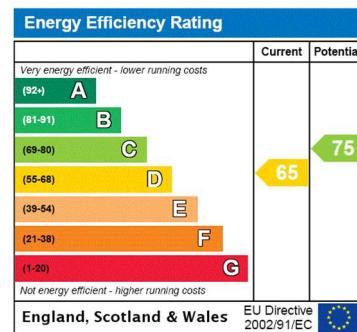


GROUND FLOOR
38 sq.ft. (3.5 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Honeypot Lane, Stanmore, HA7

ASKING PRICE:

£280,000

Leasehold

- First Floor Maisonette
- Spacious Reception Room
- Separate Kitchen
- One Double Bedroom
- Private Rear Garden
- Walking Distance to Canons Park & Queensbury (Jubilee Line)
- Ideal Investment or First Time Buyers Home
- Council Tax Band - C

020 8204 3300

kenton@ellisandco.co.uk

www.ellisandco.co.uk

Ellis & Co Kenton

272 Streatfield Rd, Kenton, Harrow,

Middlesex., HA3 9BY

ELLIS&CO
EST. 1850



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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ELLIS&CO
EST. 1850



Honeypot Lane, Stanmore, HA7 1JE

1 bedroom
1 bathroom
1 reception room

Asking Price: £280,000

A fantastic opportunity to acquire this one-bedroom first floor maisonette, conveniently located for Streatfield Road and Whitchurch Lane's shopping and transport facilities, including easy access to Canons Park and Queensbury Stations. The property benefits from spacious lounge, fitted kitchen, good size bedroom, bathroom and own rear garden. Ideal for first time buyers looking to get on the property ladder or investors alike. Early viewing is recommended.

Entrance Door Leading to Hallway:

Storage cupboard.

Stairs to First Floor Landing:

Window to side aspect. Access to loft.

Lounge:

Double glazed window to front aspect. Radiator. Power point. Telephone point. TV point.

Kitchen:

Fitted wall and base units, with roll top worksurface. Double glazed window to rear aspect. Tiled walls and floor. Drainer/sink. Plumbing for washing machine. Boiler. Radiator. Power point.

Bedroom:

Double glazed window to rear aspect. Radiator. Power point.

Bathroom:

Enclosed panelled bath with electric shower. Pedestal wash hand basin. WC. Double glazed window to front aspect. Radiator. Tiled walls.

Rear Garden:

Own rear garden laid to lawn. Shed.

LEASEHOLD:

Our client advises us that the property is Leasehold with approximately 91 years remaining on the lease with a ground rent £50.00 per year and a service charge N/A. We have been unable to check this information as we have not had access to the documentation, therefore should you proceed with the purchase of this property these details must be verified by your solicitor.

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

