

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

HELSTON CLOSE, HATCH END, MIDDLESEX, HA5 4NT



GUIDE PRICE.... £385,000....SHARE OF FREEHOLD

A well presented ground floor purpose built two double bedroom apartment (70.9 sq.m/763 sq.ft) which is located in this quiet cul de sac location off Cornwall Road within the catchment area of Grimsdyke Primary School (Ofsted Outstand) and within minutes' walk of Hatch End Broadway with its array of shops, restaurants, coffee houses, Morrison's and Tesco local supermarkets and Hatch End Overground Main Line Station. The accommodation comprises of a communal entrance hall access via entry phone system leading to own front door, entrance hall, 17'4ft reception room, modern fitted kitchen, 14'7ft master bedroom, 13'11ft bedroom two, and a modern bathroom/WC. Outside there is residents parking and a landscaped rear garden. The property benefits from a long lease of 956 years unexpired, a garage and from being sold chain free.

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COUNCIL TAX

London Borough of Harrow Council - Band C - £1,922.49

LEASE & SERVICE CHARGE

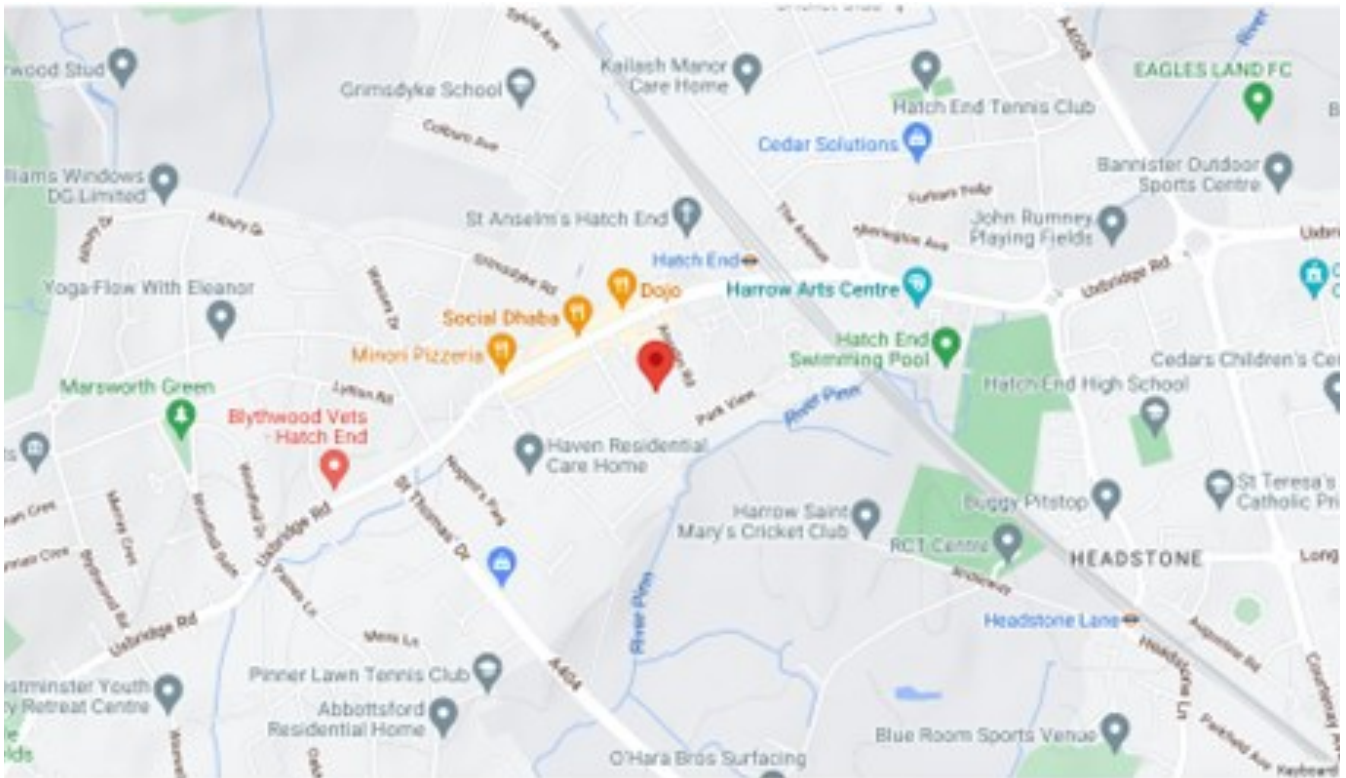
Lease - 956 years
Service Charge - £1,800.00 per annum

LOCAL SCHOOLS

Grimsdyke School - 0.42 miles
St Teresa's Catholic Primary School & Nursery - 0.73 miles
Hatch End High School - 0.67 miles

LOCAL TRANSPORT

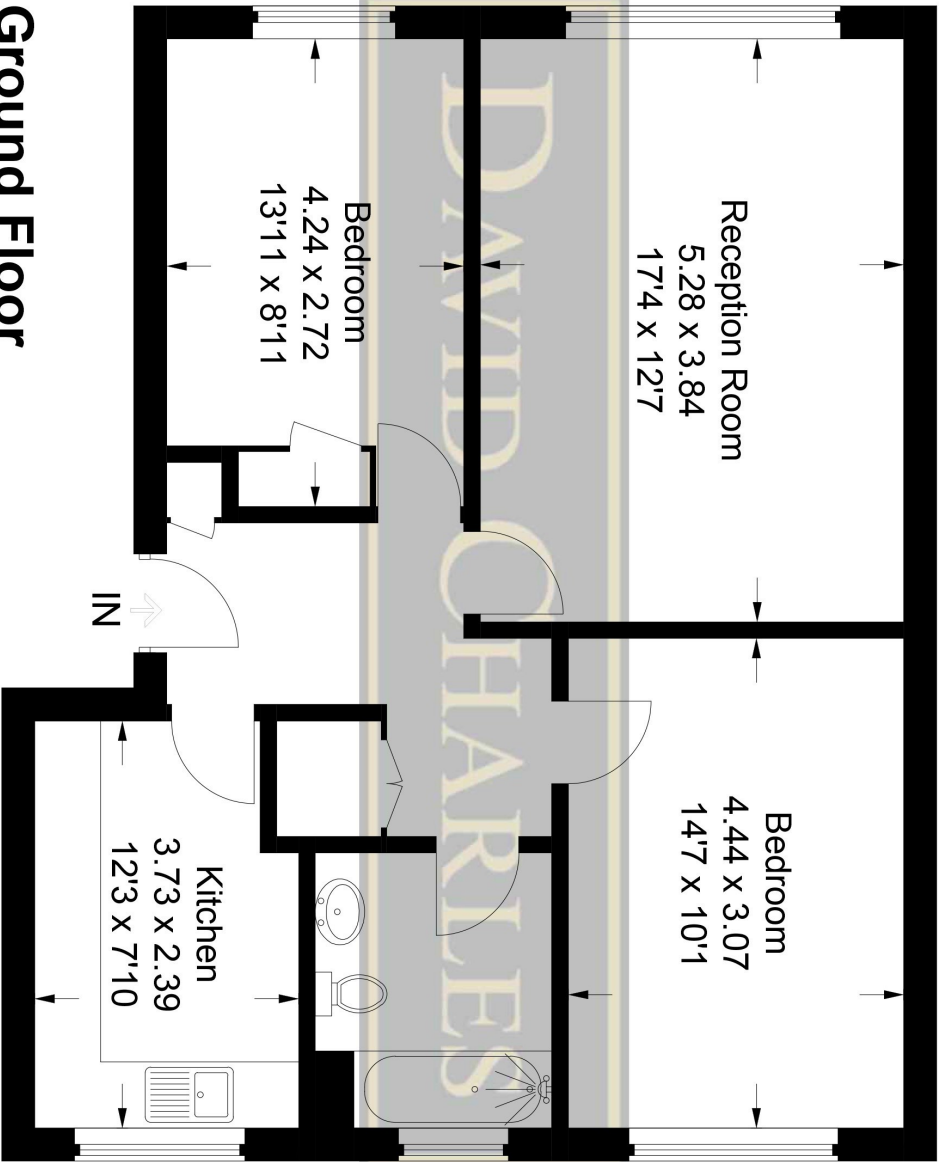
Hatch End Station (Overground) - 0.4 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Helston Close

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.