



3 BEDROOM GROUND FLOOR PERIOD CONVERSION OF GREAT CHARM.

FLAT A CANTERTON, ROYSTON GROVE,
HATCH END, MIDDLESEX HA5 4HD

Price on Application Share of Freehold

savills

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Sitting room ♦ 3 bedrooms ♦ 2 bathrooms ♦ off street
parking ♦ fine period building ♦ direct access to gardens ♦
Large allocated parking space ♦ EPC rating = E

Situation

Royston Grove is a prime residential location situated 0.6 of a mile from Hatch End railway station, Hatch End Broadway with its shops, numerous restaurants and Arts Centre. Pinner Village is about one and three quarters of a mile distant, and offers a more extensive range of shops including Marks & Spencer's food hall and Metropolitan line railway station (Baker St 26 mins). The schooling both state & private is well recommended and the Intu Shopping Centre at Watford and St Anne's shopping centre at Harrow are both easily accessible.

Description

Located on a tree lined Avenue and forming the entirety of the ground floor of a handsome Edwardian detailed building, this three bedroom, two bathroom apartment has high ceilings, period features and direct access to communal gardens located at the rear.

The property is accessed through the original front door of the house and has a reception hallway with double pocket doors to the sitting room. This gracious room has leaded light windows to the front aspect and feature open fireplace with Adam style surround. The kitchen is fitted with a range of painted wood units with wood work surfaces, gas range, tiled flooring and french doors leading to the patio of the communal gardens.



The master bedroom is an opulent room with bay window and door to en suite bathroom which is fully tiled. Bedroom two is presently being used as a second reception room and has a dual aspect. Bedroom three has window to the front aspect and fitted wardrobes. There is also a fully tiled shower room.

The apartment has direct access to the communal gardens to the rear of the property which is split between a paved patio and extensive lawn with flower and shrub beds. To the front there is a large allocated parking space.

Tenure:

Share of Freehold

Local Authority:

London Borough of Harrow

Viewing:

Strictly by appointment with Savills

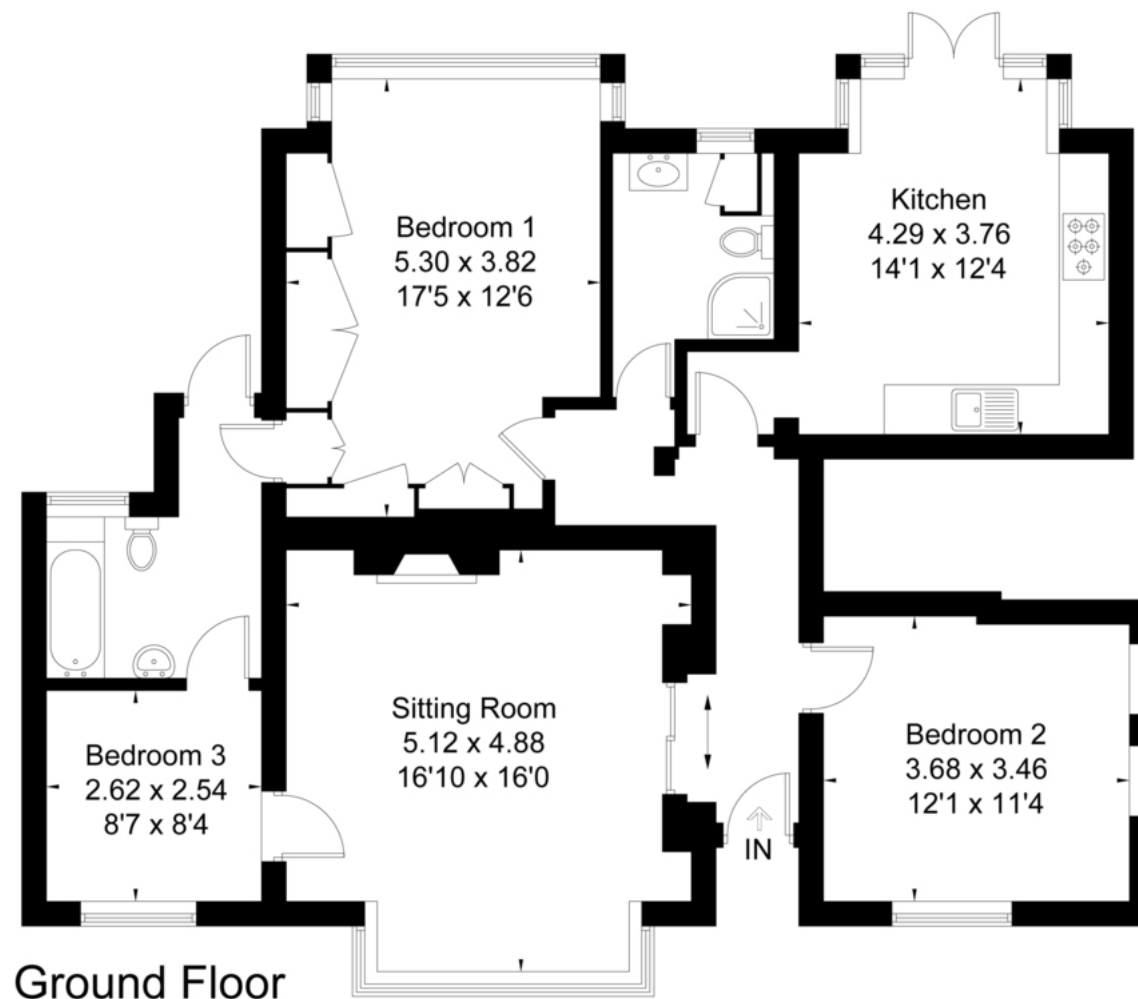


Royston Grove, Pinner, Middlesex

Gross Internal Area (approx) = 104.0 sq m / 1119 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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