

**WILSON**  
**HAWKINS**  
ESTATE AGENTS



20 Hanbury Court, Northwick Park Road  
Harrow, HA1 2LR

£122,500



## 20 Hanbury Court, Northwick

Harrow, HA1 2LR

A SPACIOUS ONE BEDROOM FIRST FLOOR RETIREMENT FLAT with passenger lift, well set in this sought after McCarthy & Stone development and boasts a Resident Coffee Lounge, Communal Laundry Room, Landscaped Communal Gardens & Resident Parking.

The property comprises a 17'3 x 10'7 lounge, generous bedroom, modern fitted kitchen and bathroom with bath & shower.

Hanbury Court is ideally located for access to Harrow Town Centre with its excellent shopping facilities and transport links and within a short walking distance of Northwick Park Met Line Station & Kenton's Bakerloo Line/Over Ground Station.

The property is being sold with the advantage of no upper chain and is for residents of 60 years and over. Keys with Vendors Sole Agents.

Communal Front Door with entryphone

Communal Hallway

Coffee Lounge/Meeting Room

Passenger Lift to First Floor

Own Front Door

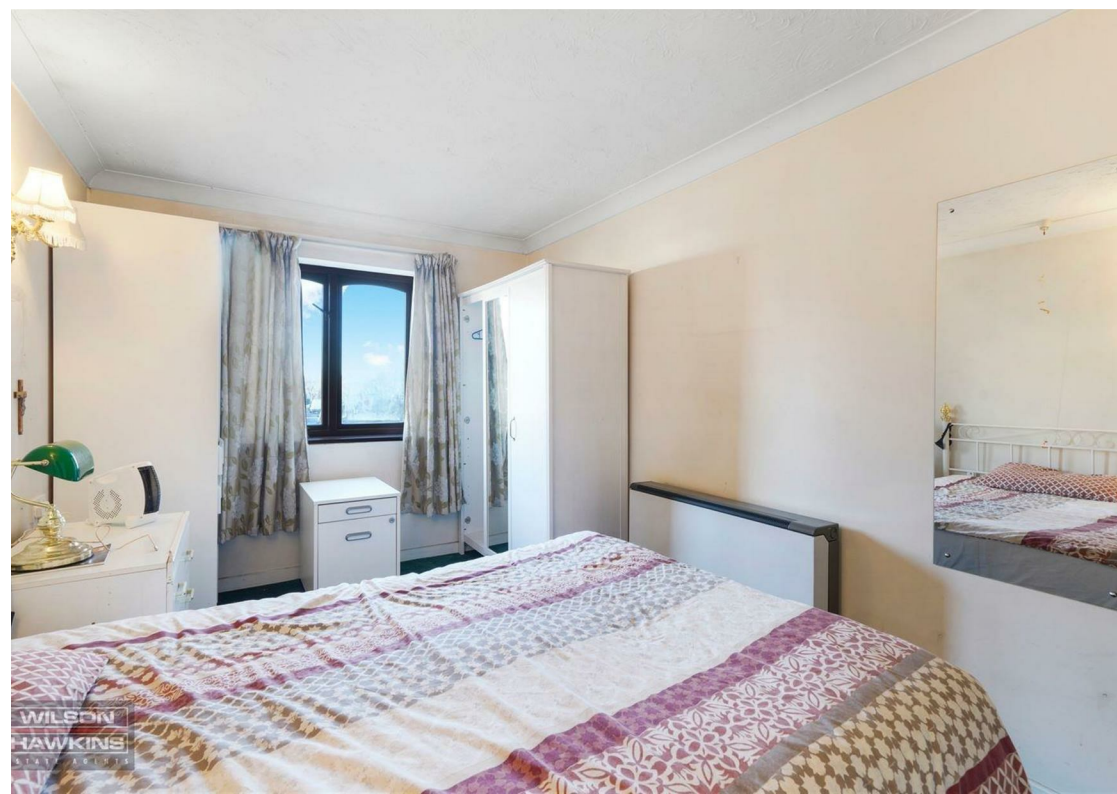
Entrance Hall

Lounge

Kitchen

Bedroom

Bathroom

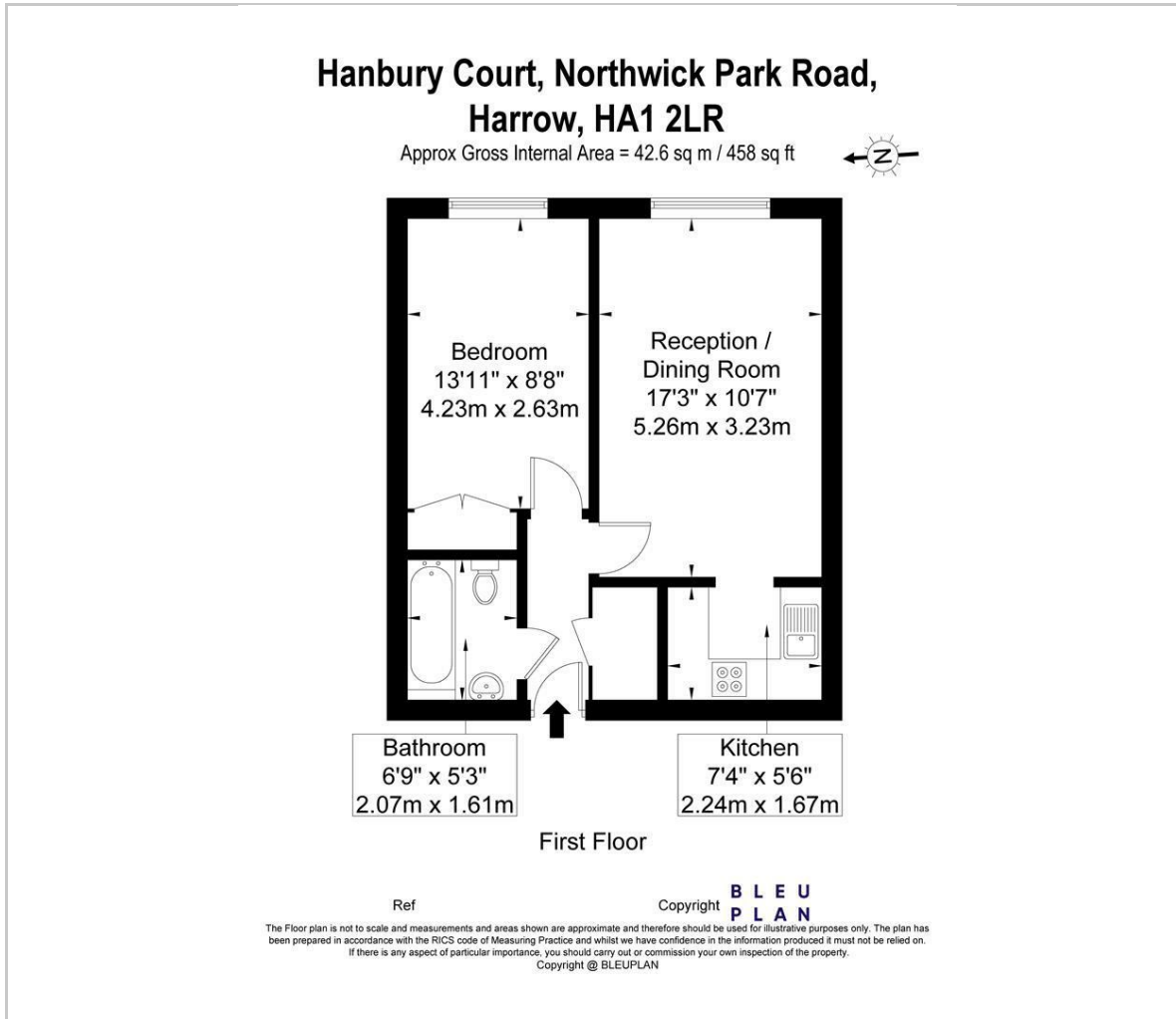




- Outside
- Communal Gardens
- Resident Parking
- Further information
- Lease- 125 years from 1990
- Service Charge- £1500 per 6 months
- Ground rent- £275 pa
- Council tax- Band D



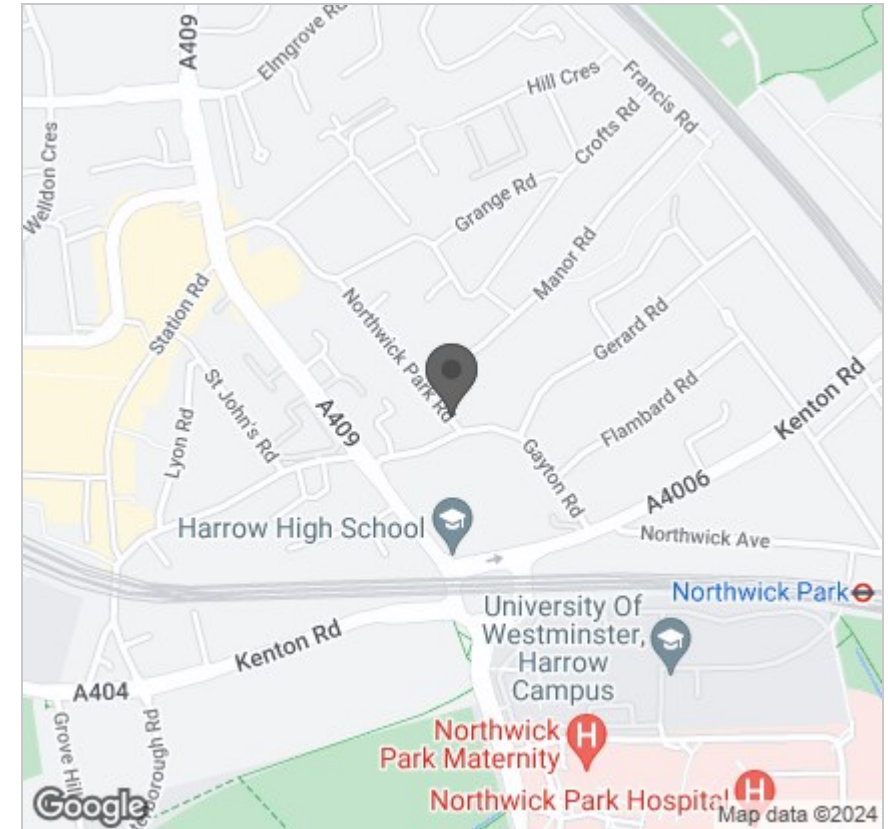
## Floor Plan



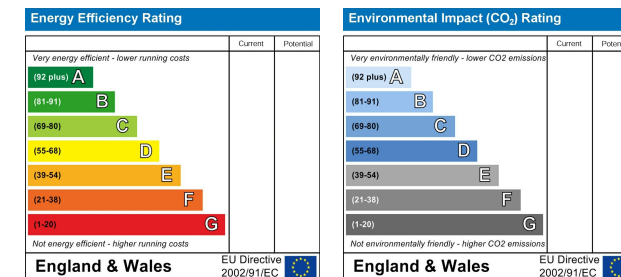
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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