

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



2 Gooden Court  
Harrow On The Hill, HA1 3PZ

£379,950



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## 2 Gooden Court

Harrow On The Hill, HA1 3PZ

**\*\*CASH BUYERS ONLY\*\*** Wilson Hawkins are pleased to offer for sale this SPACIOUS 3 BEDROOM apartment which is well situated on the ground floor in this popular development on the southern slopes of The Hill. The property benefits from a large 12'9 x 10' kitchen with a Zanussi oven & hob, bathroom plus a separate wc, generous 18'9 x 13'8 lounge with French doors to private balcony, 3 good size bedrooms, garage in block plus resident's parking. Long 940+ year lease plus SHARE of FREEHOLD.

The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College and the renowned Harrow School.

Sudbury Hill Piccadilly Line & Overground Stations are approximately 0.6 miles away and the historic buildings, restaurants & wine bars on the old High Street are within a few minutes walk

Communal front door

Communal Hall

Own front door

Lounge/Dining room

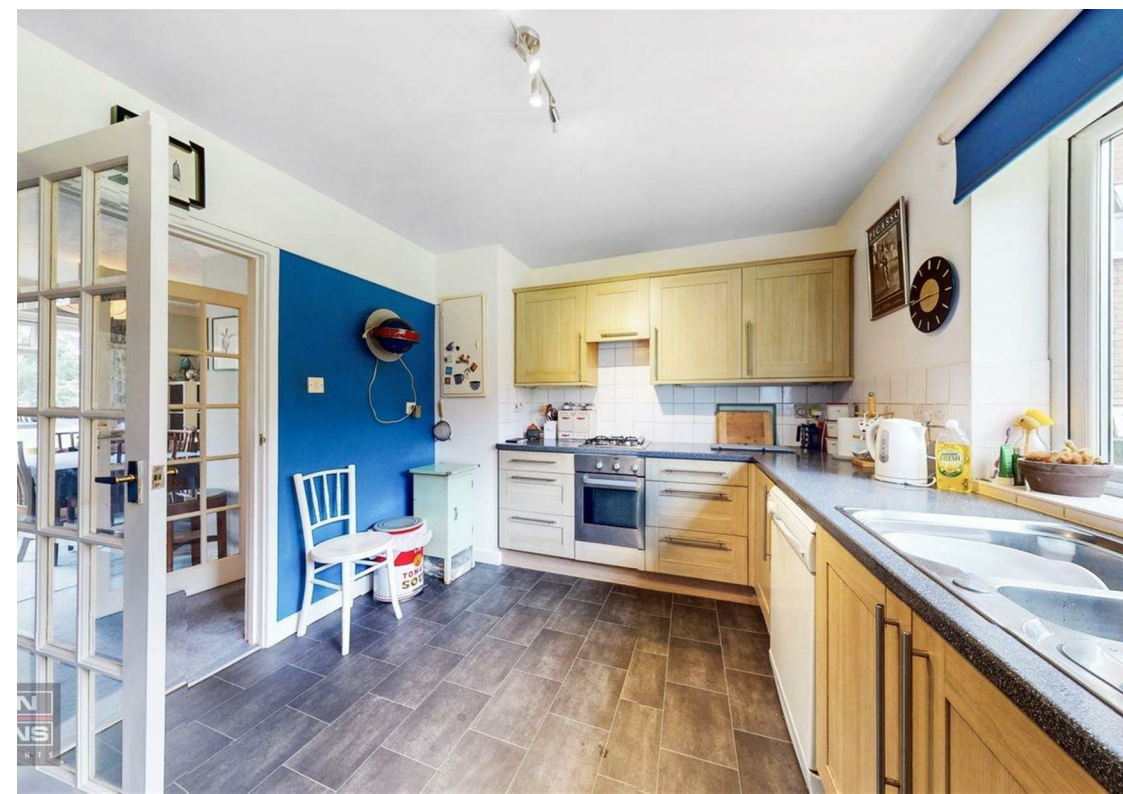
Kitchen

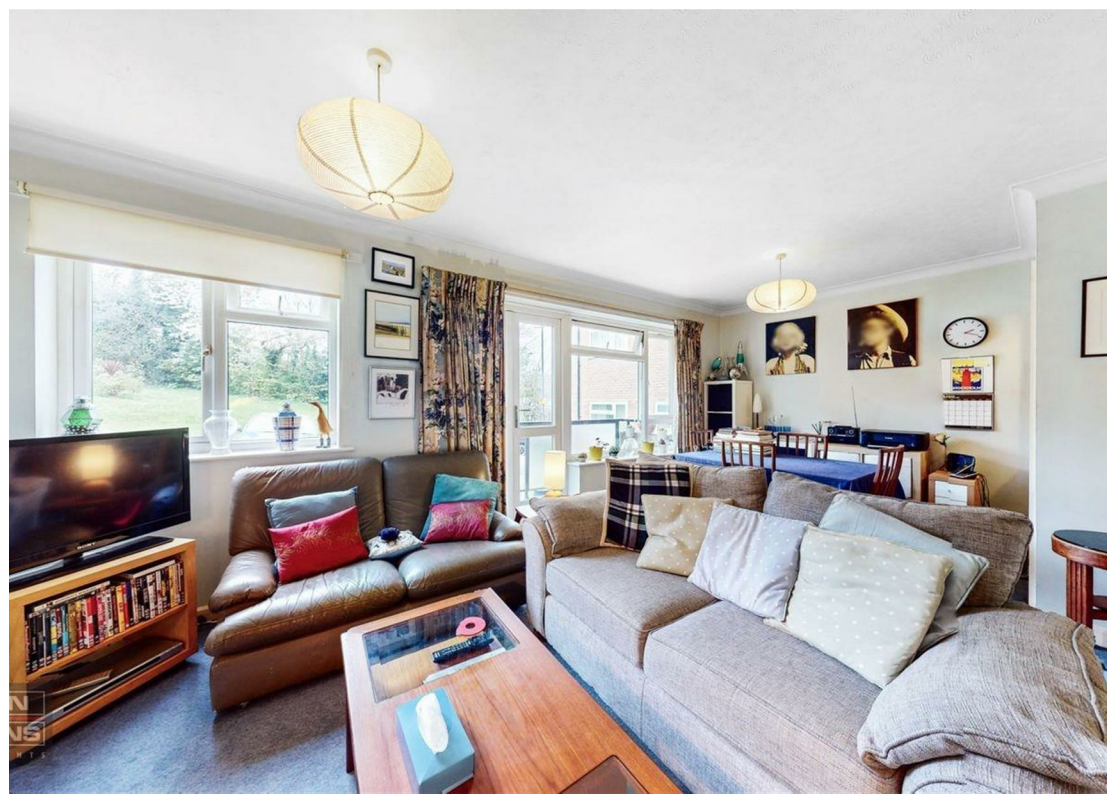
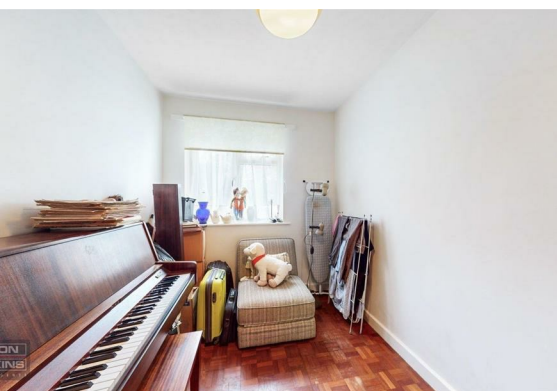
Bedroom One

Bedroom Two

Bedroom Three/Study

Bathroom





Separate W.C.

Outside

Communal gardens

Garage in a block

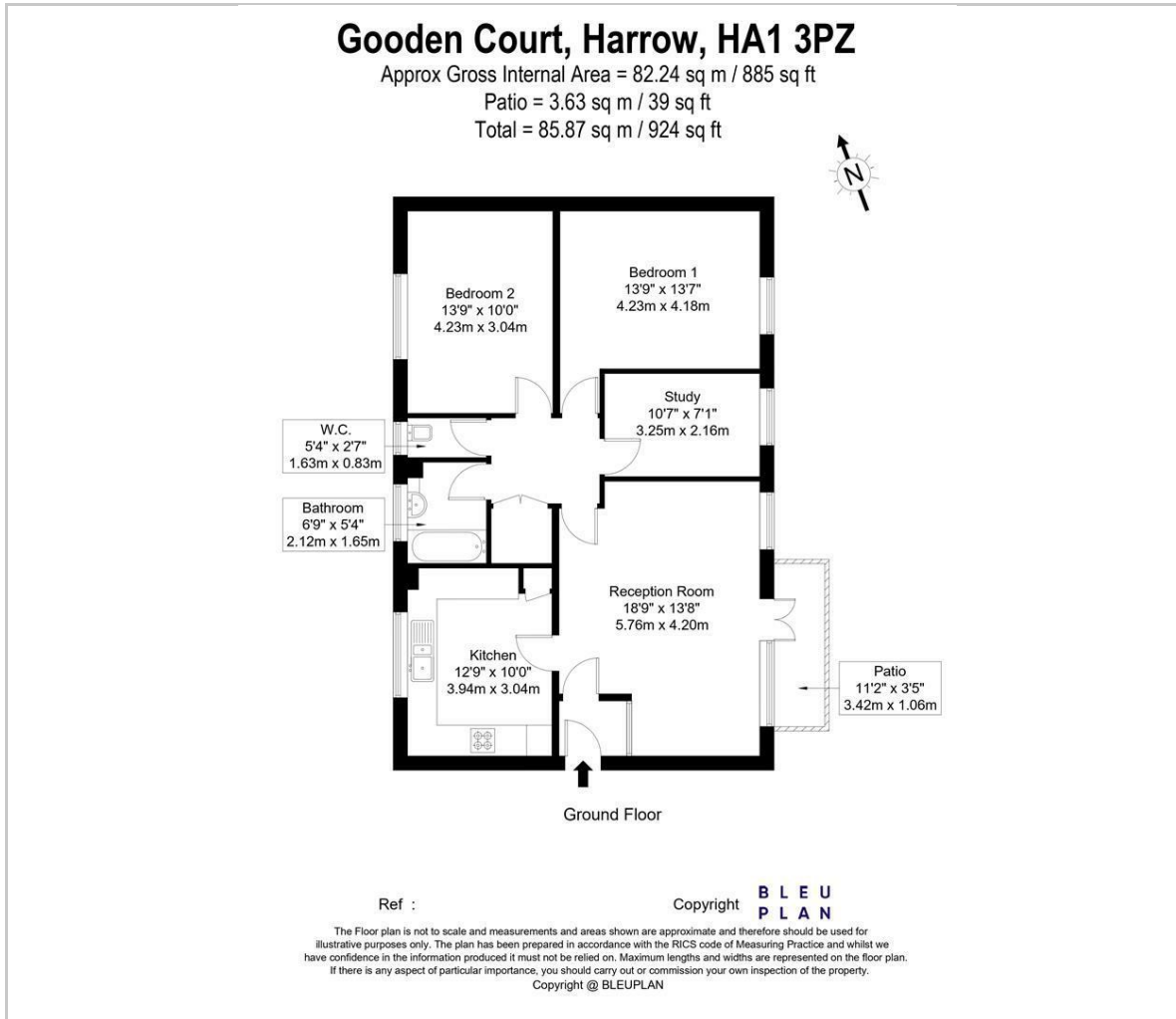
Further information

Lease- 944 Years remaining

Service Charge- Approx £3300 per annum

Council Tax Band- E

## Floor Plan



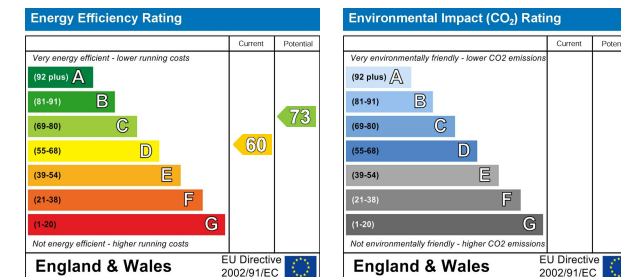
## Viewing

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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