

LEASEHOLD



Apartment - Conversion (EPC Rating: C)

**17A Boxtree Lane, Harrow, HA3 6JU**

Asking Price

**£192,500**



**HAYMILLS**  
Expertise Experience Engagement



# 2 Bedroom Apartment - Conversion located in Harrow

CASH BUYERS ONLY - 59 YEAR LEASE - 2 BEDROOMS - GROUND FLOOR - A charming 2 bedroom ground floor maisonette with own front door and also a private garden. The flat has spacious living room, modern fitted kitchen and bathroom, Benefits from gas central heating and double glazing. The flat is being sold as seen and is CHAIN FREE. All services /appliances have NOT and will NOT be tested.

## Entrance Hall

Double glazed front door opening into entrance hall with ceramic tiled floor small step to laminate wood flooring, radiator, 2 x sky lights, doors to...

## Living Room

13'9". x 11'6"

Front aspect double glazed bay window, feature fire place with electric fire inset, radiator, laminate wood floor, spot light.

## Kitchen

9'4" x 6'9"

Modern fitted kitchen with units to both eye and base level, ample work top surfaces incorporating a single drainer stainless steel sink unit with mixer tap, fitted gas hob with oven below and extractor hood above, plumbing for washing machine, side aspect double glazed window, ceramic tiled floor.

## Bedroom 1

13'2" x 9'2"

Side aspect double glazed window, radiator, laminate flooring. cupboard housing gas boiler.

## Bedroom 2

9'0" x 6'3"

Side aspect double glazed window, radiator, laminate wood flooring.

## Bathroom

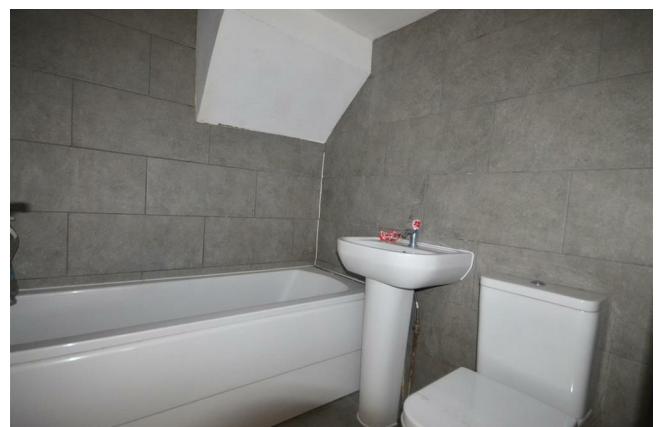
6'1" x 5'6"

Modern 3 piece suite comprising of a panel enclosed bath tub, hand wash basin with mixer tap, low flus w.c, tiled walls and flooring, extractor fan.

## Garden

A generous good size rear garden mainly laid to lawn.

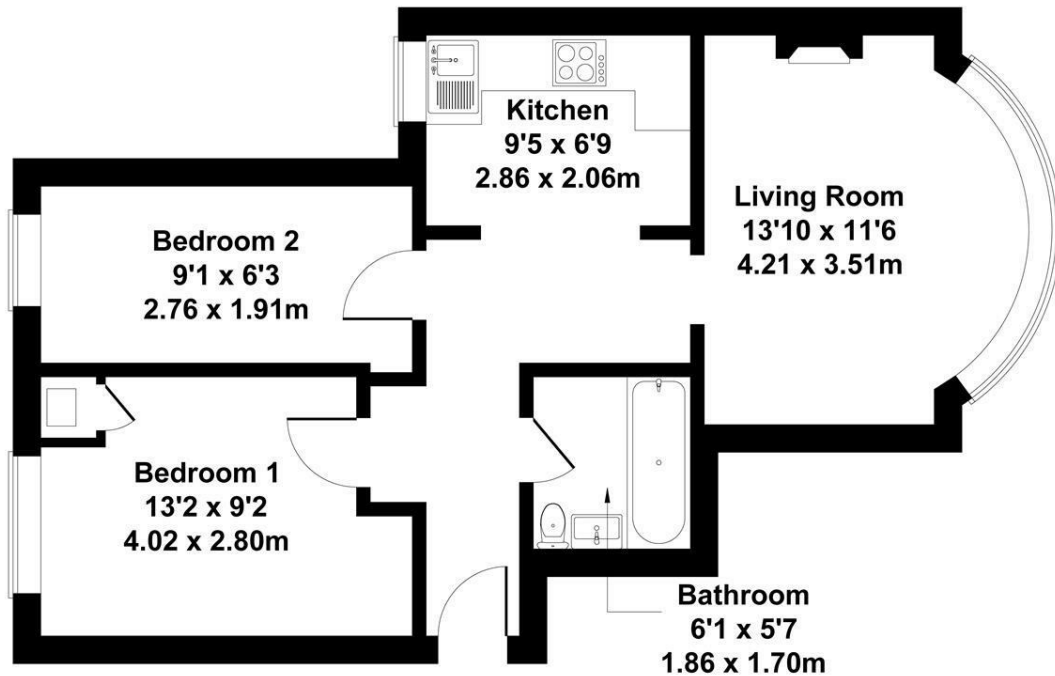






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Approximate Gross Internal Area  
549 sq ft - 51 sq m

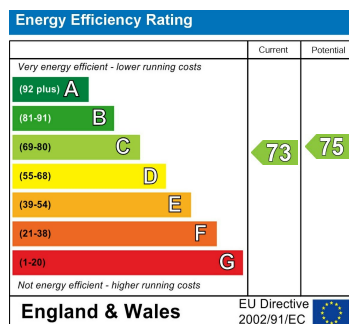


Not to Scale. Produced by The Plan Portal 2026  
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Council Tax Band

**C**

Energy Performance Graph



Call us on

**0208 904 8822**

**info@haymills.uk**

Agents Note: Whilst every care has been taken to prepare these 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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