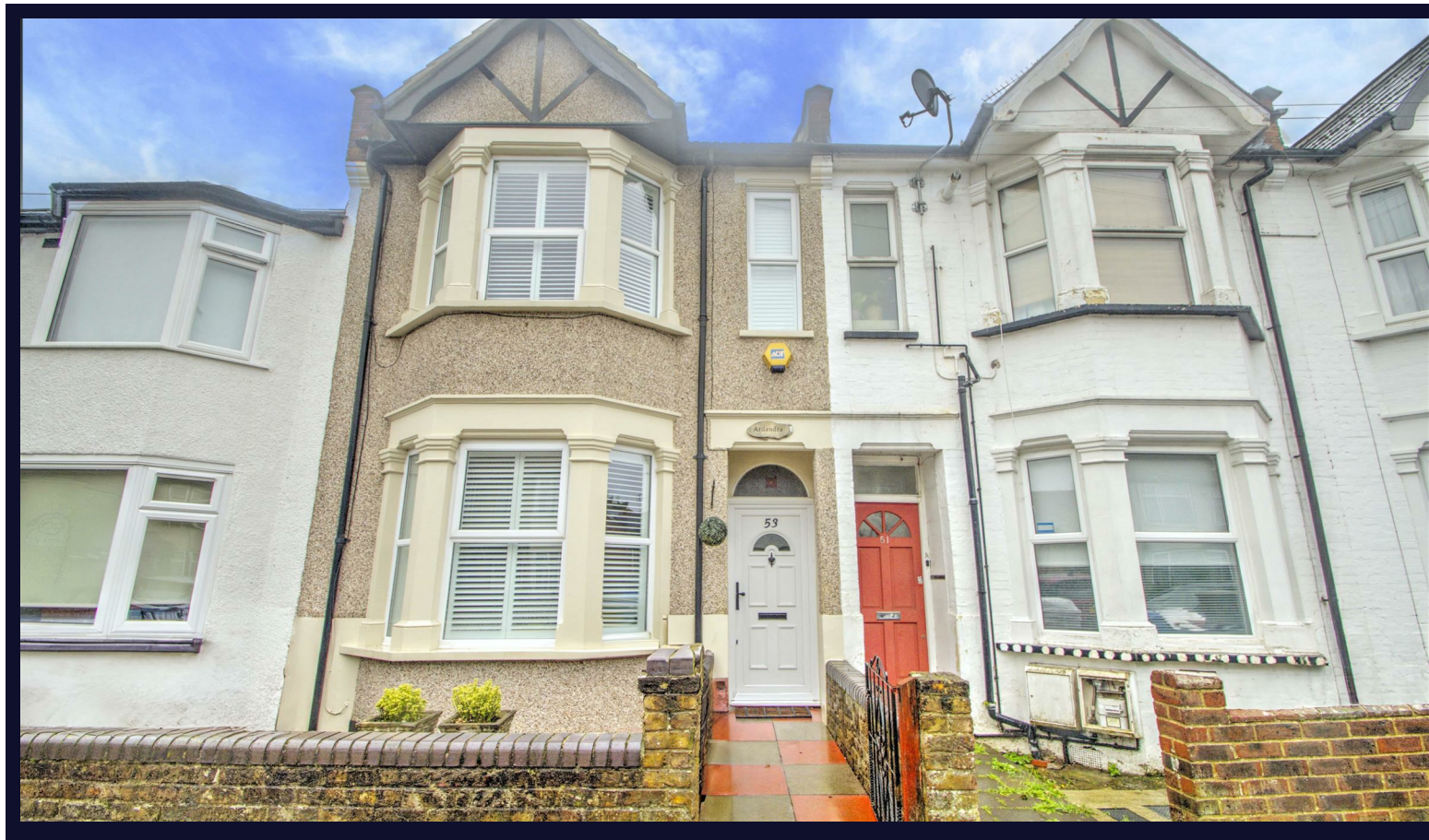


Grant Road

Wealdstone • • HA3 7SB

Asking Price: £300,000



coopers
est 1986

Grant Road

Wealdstone • • HA3 7SB

Welcome to this spacious two-bedroom first-floor flat, offering fantastic potential and an excellent location for convenience. With the added benefit of no onward chain, this property is ideal for first-time buyers, families, and investors alike. Situated close to local amenities, highly regarded schools, and excellent public transport links, this flat provides a perfect blend of comfort and accessibility.

First Floor Flat

Open Planned Kitchen/Reception Room

Two Double Bedrooms

One Family Bathroom

Excellent Location Close to Amenities

No Onward Chain

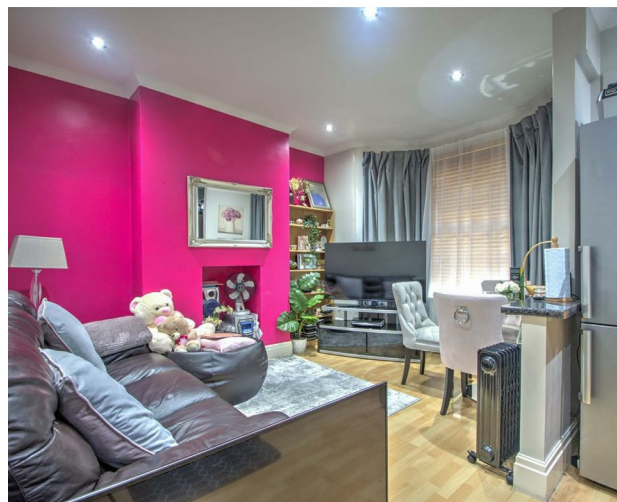
Character Features

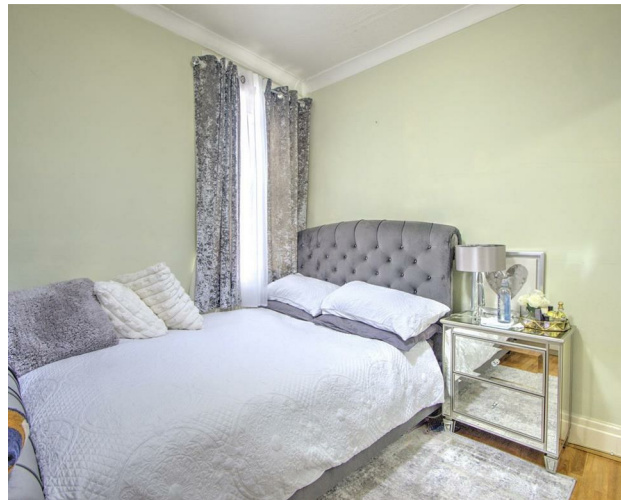
Modern Interiors Throughout

Quiet Residential Road

Approx Area: 548 sqft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

As you step into this charming converted terrace flat, you're greeted by a staircase leading to a spacious first-floor layout. The highlight of the property is the large, open-plan living, dining, and kitchen area, featuring a characterful bay window that floods the space with natural light. Further along the hallway, you'll find two well-proportioned bedrooms and a modern family bathroom, offering comfort and convenience for everyday living.

Location

This property is ideally situated just a 5-minute walk from Harrow & Wealdstone Station, offering access to the Underground, Overground, and National Rail services. Enjoy direct and frequent connections to Watford (7 minutes), London Euston (15 minutes), and Birmingham (1.5 hours), making commuting and travel highly convenient.

Families will appreciate the proximity to a variety of well-regarded schools, such as St. Joseph's and Belmont Primary Schools, Salvatorian College, and The Sacred Heart Language College. Additionally, Harrow's town centre, with its excellent shopping and leisure facilities, is just a short distance away.



Schools:

Belmont School 0.3 miles
The Sacred Heart Language College 0.4 miles
Elmgrove Primary School & Nursery 0.5 miles



Train:

Harrow & Wealdstone Station 0.3 miles
Kenton Station 1.1 miles
Harrow-on-the-Hill Station 1.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND
33 sq ft (2.8 sq m) approx.



1ST FLOOR
538 sq ft (49.7 sq m) approx.



TOTAL FLOOR AREA: 548 sq ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	61	67
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.