



*ESTATE & LETTINGS AGENTS*

## Vaughan Road, Harrow, HA1



**FOR SALE £215,000 Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Lovely ground floor studio flat with its own allocated parking space! No service charge and ground rent £250.00 per annum which includes building insurance. 5 minutes' walk to West Harrow and 10 minutes to Harrow On The Hill.

**Own Entrance and Parking:** The flat benefits from its own private entrance and an allocated parking space, offering added convenience and security.

**Porch:** A welcoming porch area adds a touch of charm and a practical space for coats and shoes.

**Studio Room:** The main studio area features laminated wood flooring, which is easy to maintain and gives a modern look.

**Separated Fitted Kitchen:** The kitchen is separated from the main living area, providing a dedicated space for cooking. It's fitted with necessary appliances and offers ample storage and worktop surfaces.

**Bathroom:** Modern bathroom.

**Storage Space:** Adequate storage space within the flat helps keep the living area tidy and organized.

**Front Garden Area:** A small front garden area with access to storage space.

**Proximity to Harrow on the Hill:** The flat is within easy reach of Harrow on the Hill, which offers a wide range of shops, restaurants, and other amenities.

**Nearby Stations:** Walking distance to both West Harrow and Harrow on the Hill Underground stations provides fast and easy access to Central London, making commuting straightforward.

**Long Lease:** With 122 years remaining

**Chain Free:** The property being chain free simplifies the buying process, potentially leading to a quicker transaction.

**First-Time Buyer:** Ideal for someone looking to get onto the property ladder with a manageable and low-maintenance home.

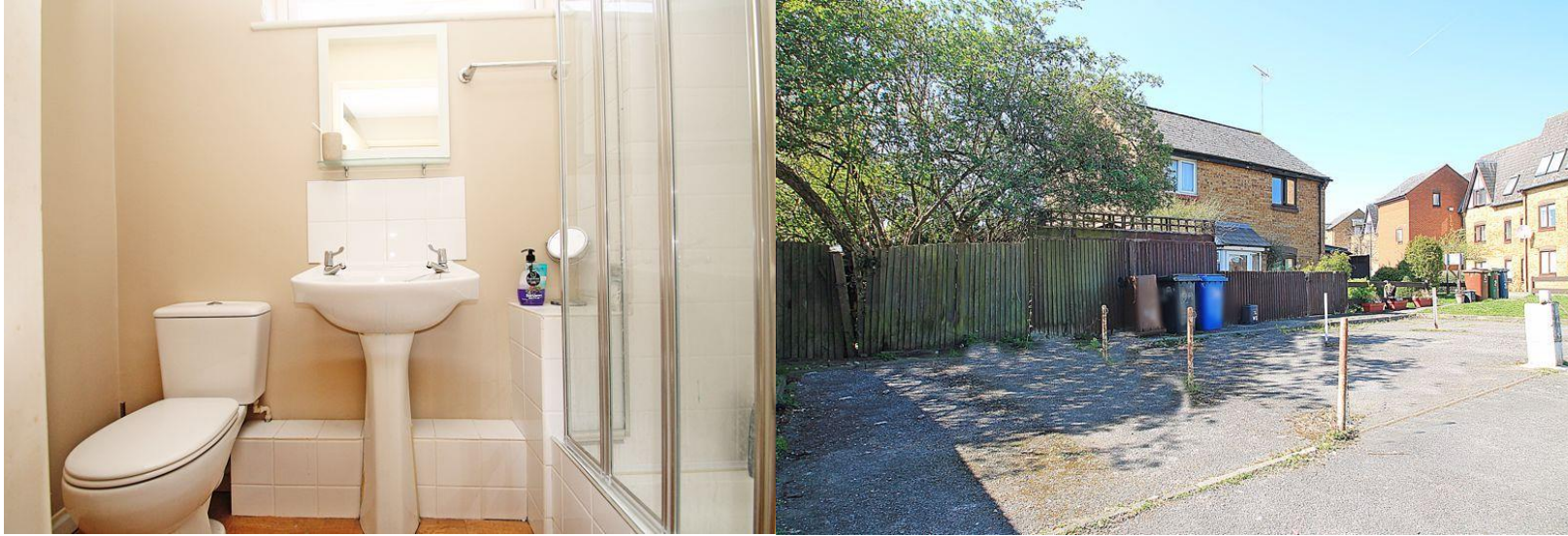
**Buy-to-Let Investor:** With its desirable location and features, the flat has great potential for rental income and a good return on investment.

**Viewing Advised:** Given its features, location, and potential, arranging a viewing is recommended to fully appreciate the property's appeal.

Overall, this ground floor studio flat offers a combination of convenience, functionality, and investment potential, making it a highly attractive option in the market.



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### Floor Plan

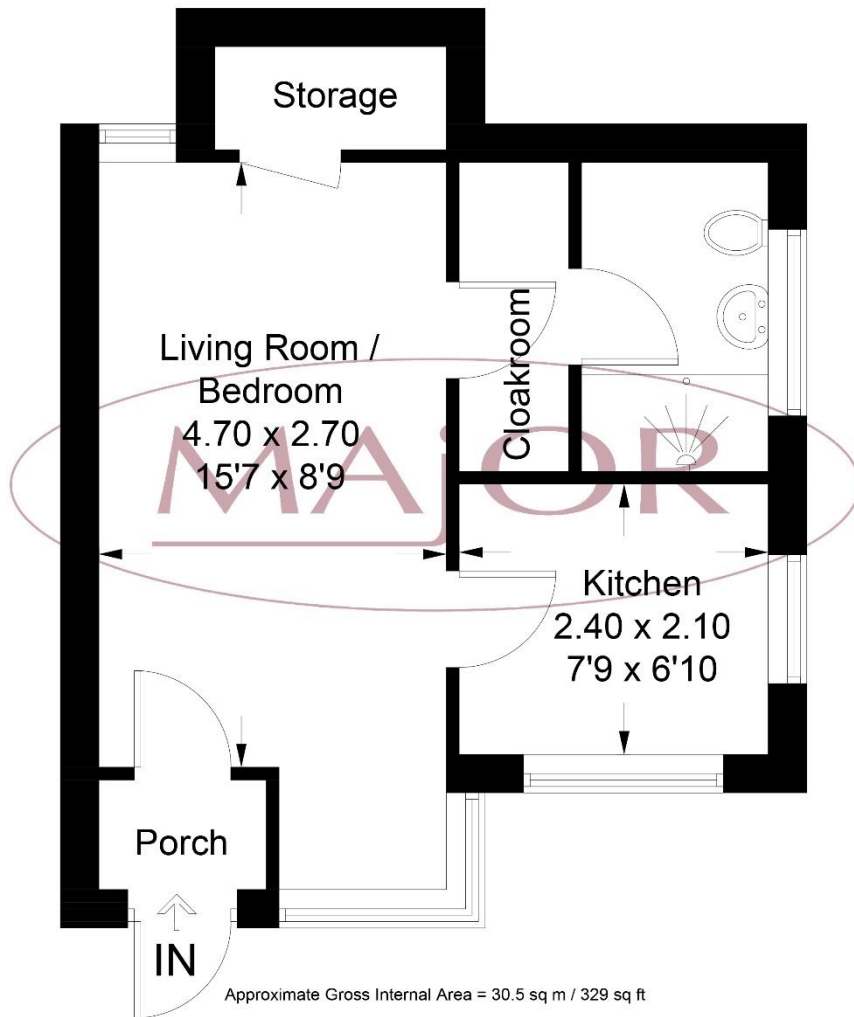


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089244)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
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## **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

