



ESTATE & LETTINGS AGENTS

Palmerston Road, Harrow, HA3



FOR SALE £315,000 Offer Over Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

This ground floor garden flat is ideal for anyone looking for a well-maintained, conveniently located property with the added benefits of a private garden and versatile outhouse space.

No Onward Chain: Immediate move-in opportunity without complications.

High Standard Maintenance: The property has been meticulously maintained to a high standard.

Open Plan Living:

Living Room: Spacious area for relaxation and entertaining.

Kitchen: Modern open plan kitchen equipped with integrated appliances including a fridge/freezer, washing machine, and dishwasher.

Modern Bathroom: Features a bathtub, WC, and a sink unit with a mixer tap.

Bright Bedroom:

Fitted Wardrobes: Ample storage space.

Natural Light: Large windows that allow plenty of light to fill the room.

Private Garden Access: Direct access to a lovely garden area.

Brick Outhouse: Perfect for use as an office or playroom.

Proximity to Transport:

Harrow & Wealdstone Station: Just a few minutes' walk away, offering fast access to Central London.

Local Amenities:

Wealdstone High Street: A short walk to a variety of shops, restaurants, cafes, and supermarkets.

Lease: With 120 years remaining

No Service Charge

Ground Rent: £250.00 per annum



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 43.0 sq m / 463 sq ft
Outhouse = 7.8 sq m / 84 sq ft
Total = 50.8 sq m / 547 sq ft

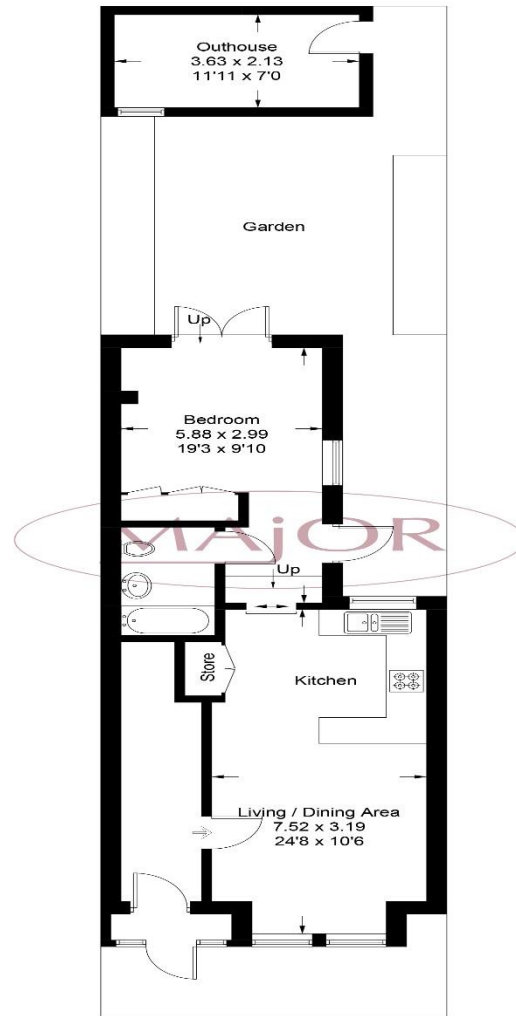


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098737)

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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.

