



*ESTATE & LETTINGS AGENTS*

## Headstone Gardens, Harrow, HA2



**FOR SALE £325,000 Share Of Freehold**

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)

This well-presented first-floor maisonette offers an excellent opportunity for first-time buyers to step onto the property ladder, while also appealing to investors due to its prime location near Harrow & Wealdstone train station. With a share of the freehold and no service charge, this property presents great value and potential.

### Key Features:

- **Private Entrance:** Enjoy the privacy and security of your own entrance, leading into a spacious hallway with convenient storage space.
- **Separate Kitchen:** A well-equipped kitchen offers ample space for cooking and meal preparation, making it both functional and comfortable.
- **Living/Dining Room:** The bright and airy living/dining room features a bay window, allowing natural light to flood the space and creating a warm, inviting atmosphere for relaxation and entertaining.
- **Two Bedrooms:** The property includes two well-sized bedrooms, providing ample space for rest and storage.
- **Fully Tiled Bathroom:** A modern, fully tiled bathroom with quality fixtures, ensuring comfort and convenience.
- **Double Glazing:** Enhances energy efficiency and provides a quieter living environment.
- **Loft Conversion Potential:** The property offers potential to convert the loft into additional living space, subject to planning permission, adding value and versatility to the home.
- **No Service Charge:** Sold with a share of the freehold, this property has no service charge, reducing ongoing costs.

### Location Benefits:

- **Close to Harrow & Wealdstone Train Station:** The property is within close proximity to the train station, offering fast and direct access to Central London via Underground and Overground services.
- **Great Bus Links:** Excellent bus services are available nearby, providing easy access to surrounding areas.
- **Local Shops and Amenities:** With a variety of shops, restaurants, and other amenities just a short walk away, the location offers convenience for daily needs and leisure activities.

### Investment Potential:

- **Ideal for Investors:** The proximity to transport links and amenities makes this maisonette an attractive rental property with strong potential for returns.
- **Perfect for First-Time Buyers:** This property is an excellent starter home, with the added benefit of potential future expansion through loft conversion.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 49 SQ.FT.  
 (4.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 521 SQ.FT.  
 (48.4 SQ.M.)

HEADSTONE GARDENS, NORTH HARROW, HA2 6PW  
 TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)

## **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.

