



*ESTATE & LETTINGS AGENTS*

## Priory Way, Harrow, HA2



**FOR SALE £425,000 OIEO Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
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This ground floor garden flat sounds like a gem! Situated on a tree-lined residential road, it offers a peaceful and charming setting. The layout is well-designed and functional, starting with a welcoming hallway that sets the tone for the rest of the home.

The primary bedroom with customized built-in storage underneath the window seats is a clever use of space, providing both comfort and practicality. Having a second well-sized bedroom offers flexibility for various living arrangements, whether it's for guests, a home office, or a child's room.

The bright and airy living room has a brick feature wall with double glazed-doors opening onto the private southward-facing garden which adds a delightful indoor-outdoor flow, perfect for enjoying the garden during warmer months or simply bringing in natural light and fresh air. The fitted kitchen, equipped with plumbing for washing machine/dishwasher and ample storage and workspace, makes meal preparation convenient and efficient.

The modern bathroom with a walk-in shower adds a touch of luxury and functionality to the home. With the added bonus of a driveway with allocated parking space at the front and a lovely garden area at the rear, this property offers both practicality and outdoor enjoyment.

The fact that there are over 100 years left on the lease and no service charge is a significant advantage, making this flat an attractive option for first-time buyers looking for a secure and low-maintenance home or ideal investment for someone looking for a professional tenant.

Overall, this ground floor garden flat offers a perfect blend of comfort, functionality, and convenience, making it an ideal choice for those seeking their first home.

- Ground Floor Maisonette
- Private Southward-facing Garden
- Two Double Bedrooms
- Spacious & Bright Living Room
- Modern Bathroom
- Fitted Kitchen & Diner
- Allocated Parking
- Long Lease
- No Service Charge
- Walking distance to North Harrow Station (Metropolitan Line) & Headstone Lane Station (Overground)
- Close to Nower Hill High School





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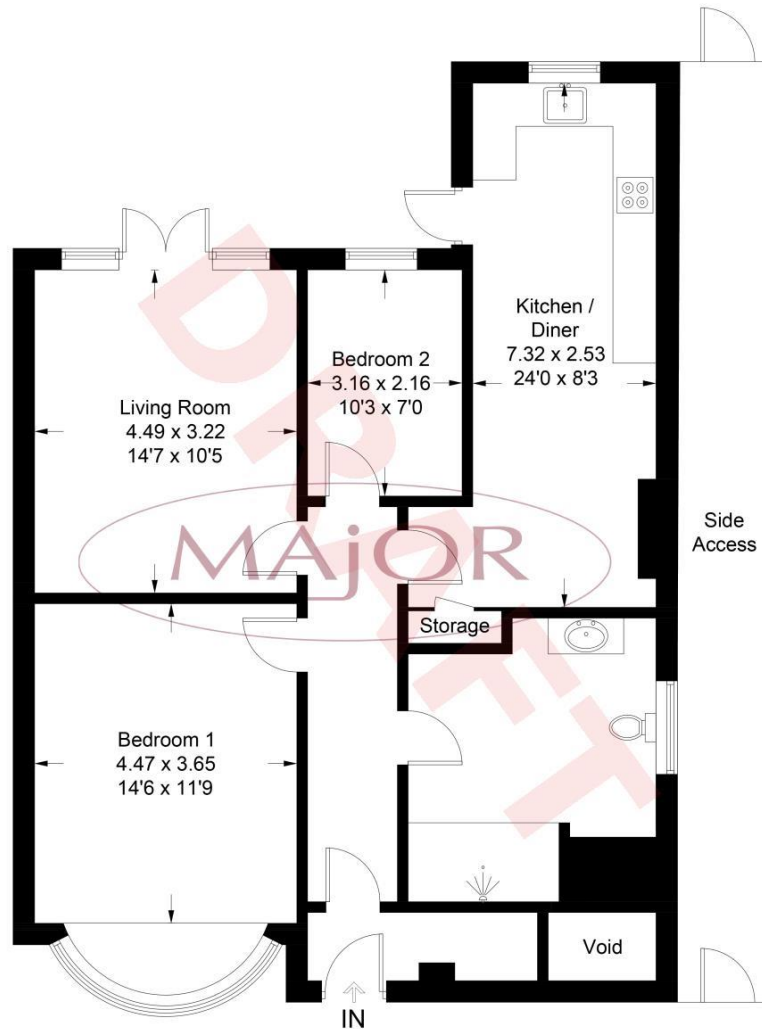
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## Floor Plan



Approximate Gross Internal Area = 86.6 sq m / 932 sq ft  
(Excluding Void)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1104068)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## **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.

