



ESTATE & LETTINGS AGENTS

Campbell Court, Church Lane, London, NW9



FOR SALE £315,000 Leasehold

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

An excellent opportunity for first-time buyers or investors, this **two double-bedroom first floor flat** is set within a purpose-built block on Church Lane. Boasting a practical layout and modern interiors, this property is ready for immediate occupation and is chain-free for added convenience.

- **Living Space:**
 - Bright and airy living room/dining area, ideal for relaxing or entertaining.
- **Kitchen:**
 - Fitted kitchen equipped with all necessary appliances, providing a sleek and functional cooking space.
- **Bedrooms:**
 - Two spacious double bedrooms, perfect for families, professionals.
- **Bathroom:**
 - 3 Piece suite.
- **Additional Features:**
 - Wood flooring throughout.
 - Gas central heating and double-glazed windows for comfort and energy efficiency.
 - Residents' parking area and well-maintained communal gardens.
- **Lease:** 89 years remaining.
- **Service Charge & Ground Rent:** £125.00 per month.
- **Convenient Location:**
 - Surrounded by local amenities, including restaurants, shops, parks, and schools.
 - Within proximity to popular primary and secondary schools, making it a great choice for families.
- **Transport Links:**
 - Easy access to bus routes and major road networks for commuters.

With its modern design, fantastic location, and reasonable charges, this flat offers excellent value for money, whether you're stepping onto the property ladder or looking for a reliable rental investment.

Don't miss out on this superb flat! Contact us today to arrange a viewing.



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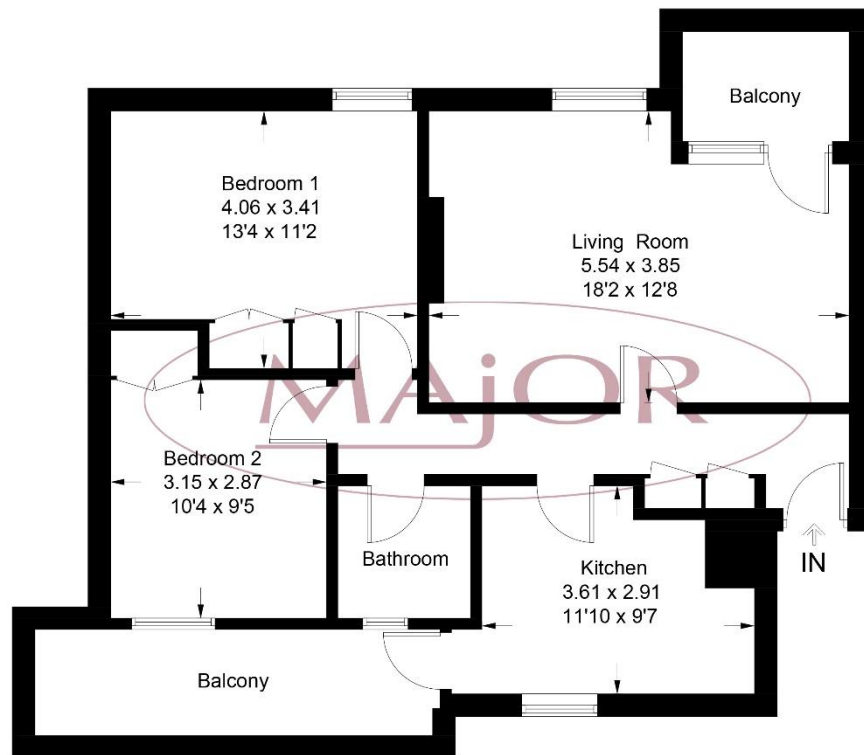


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Approximate Gross Internal Area = 66.1 sq m / 711 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160930)

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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.



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