



ESTATE & LETTINGS AGENTS

Merlins Court, Alexandra Avenue, Harrow, HA2



FOR SALE £325,000 Leasehold

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

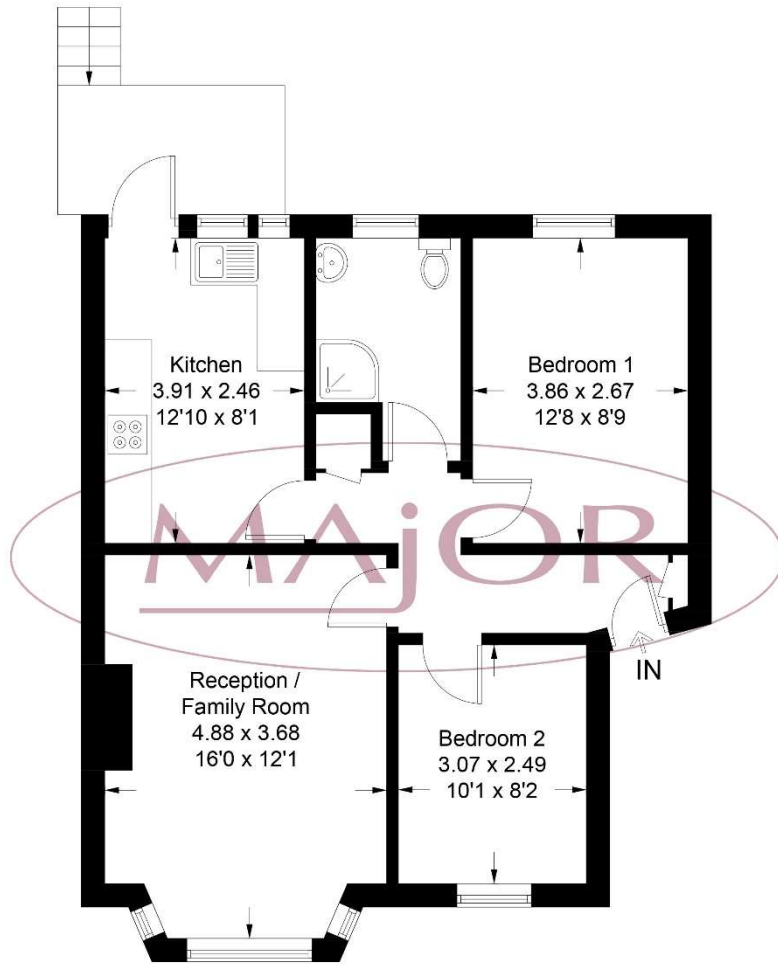
This beautifully refurbished 2-bedroom first-floor flat is situated in a highly desirable location, equidistant from both Rayners Lane and South Harrow Underground stations. The property offers a spacious layout, including a hallway with a storage cupboard, a bright and airy living room, two well-sized bedrooms, a fully fitted kitchen, and a modern bathroom. The flat also benefits from a long lease with 117 years remaining. Service charge is £600.00 per quarter. Perfect for a first-time buyer or an investor seeking a property with excellent potential. Chain free and a viewing is advised!



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 629 sq m / 58.4 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176768)

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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.

