



*ESTATE & LETTINGS AGENTS*

## Clocktower Heights, Harrow, HA3



**FOR SALE £325,000 Leasehold**

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)

Offered chain free, Major Estates are delighted to offer for sale this accessible ground floor 2-bedroom apartment. Comprising of large than average entrance hallway that leads to: 2 double bedrooms, 3-piece bathroom suite and living room with open plan kitchen with integrated appliances (fridge/freezer, washing machine and dishwasher). The property further benefits from its own private paved garden area and allocated secure parking space. There is underfloor heating throughout, double glazed windows, video entry phone system and a long lease. Located close to Wealdstone High Street and only a 10-minute walk to Harrow & Wealdstone station with easy access into Central London. To truly appreciate the space and location of this fantastic purpose built flat, we recommend arranging a viewing. With its modern design, ample living space, and prime location near Harrow & Wealdstone Station, this property is not to be missed.

- 2 Double Bedrooms
- Ground Floor
- Open Plan Living Room/Fitted Kitchen
- Integrated Appliances
- Bathroom Suite
- Own Private Paved Garden
- Video Entry Phone System
- Allocated Secure Parking
- Accessible Flat
- Chain Free
- Lease: 110 Years Remaining
- Service Charge: £133.00 Per Month
- Ground Rent: £250.00 Per Annum



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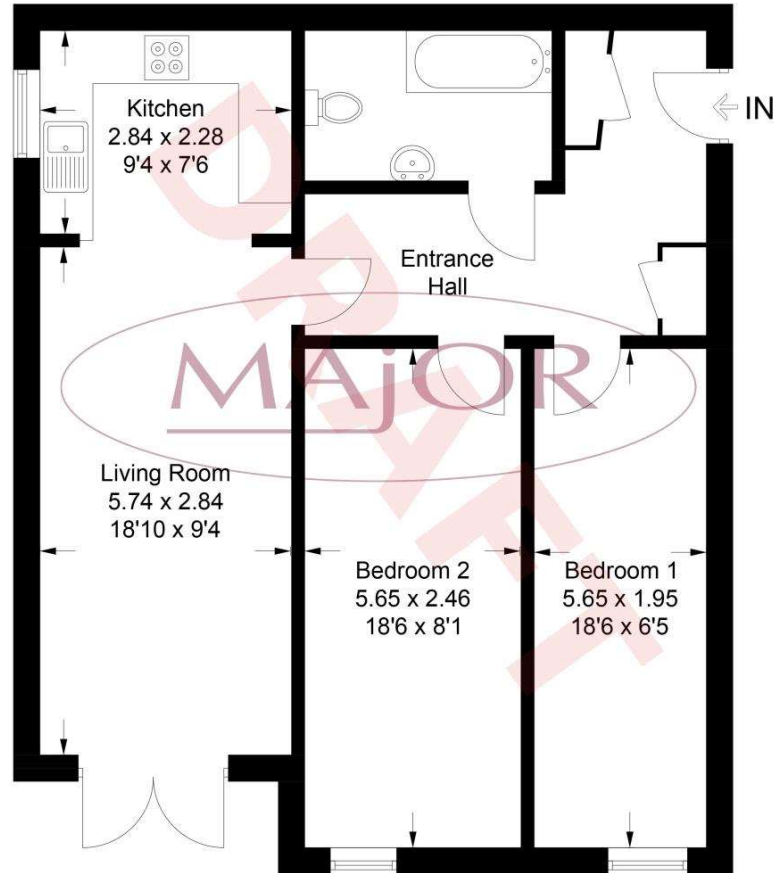
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	75 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Floor Plan

SD Smoke Detector



Approximate Gross Internal Area = 63.1 sq m / 679 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183735)

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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.

