



ESTATE & LETTINGS AGENTS

Church Parade, Harrow, HA3



FOR SALE £225,000 Leasehold

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

Beautifully Presented 2 Bedroom Flat in the Heart of Wealdstone – Chain Free!

Situated in a highly convenient location close to shops, transport links and local amenities, this **well-presented first floor purpose-built flat** offers bright and spacious accommodation throughout.

The property features a **stylish open-plan living area** with a **modern fitted kitchen**, ideal for relaxing or entertaining, along with **two generous double bedrooms** and a **contemporary family bathroom**.

Recently redecorated, the flat is **immaculately presented and ready to move straight into** – perfect for first-time buyers, downsizers or investors alike.

Further benefits include:

- **Allocated parking space for one car**
- **Lease remaining:** approx. 102 years
- **Ground rent:** £250 per annum
- **Council Tax Band:** C
- **Offered chain free**

Enjoying a **prime position in central Wealdstone**, with excellent access to Harrow & Wealdstone Station (Bakerloo Line, Overground & National Rail), local schools and amenities, this property represents a fantastic opportunity not to be missed.

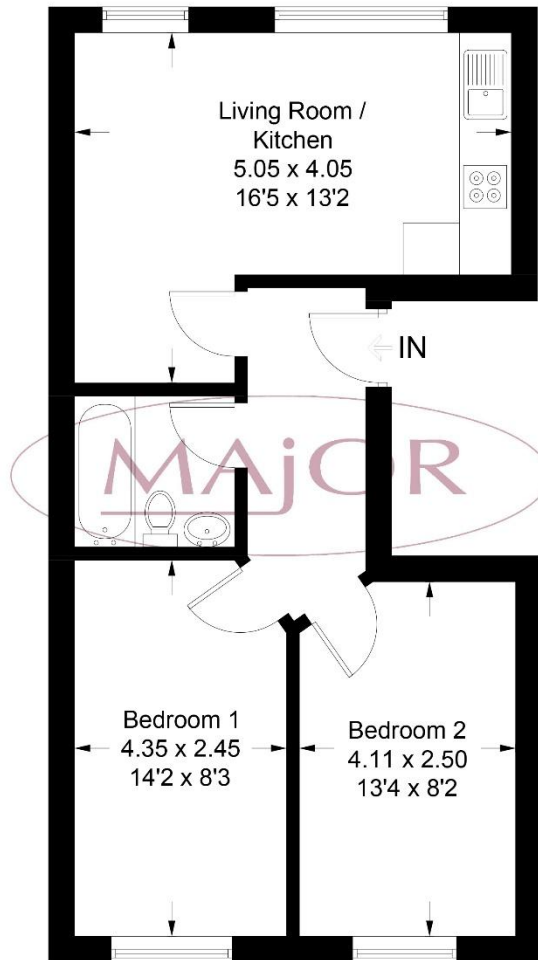


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Approximate Gross Internal Area = 47.1 sq m / 507 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1256553)

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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.

