



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

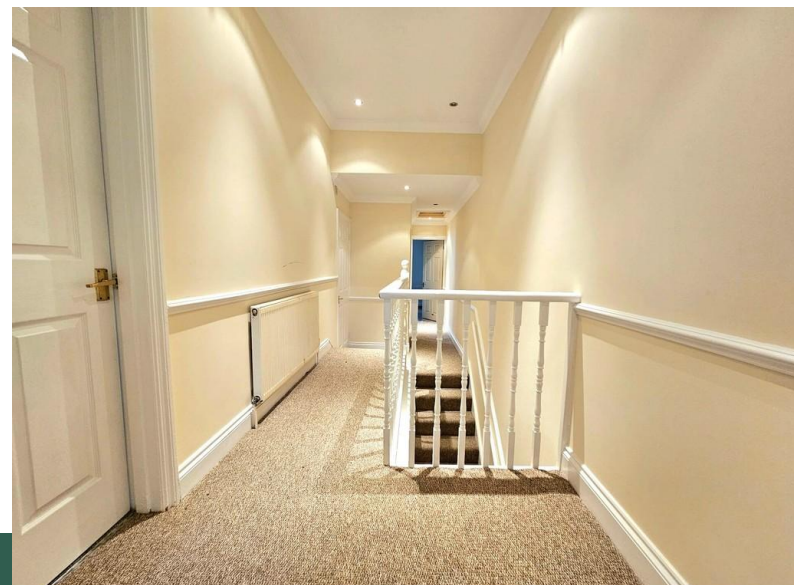
**High Street**

Wealdstone HA3 5DT

- Two double bedroom
- First Floor
- Private section of rear garden
- Newly redecorated

**Asking Price Of £325,000**

EPC Rating '67'







## Property Description

A newly redecorated TWO DOUBLE BEDROOM first floor apartment with a private section of rear GARDEN conveniently located just moments from the High Street, Schools and Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains to Euston in 13 minutes. With potential for extension into the loft (STPP and Freeholder permission), the property benefits from a long lease and is offered the market chain free.

This home comprises a bright bay fronted reception room, a separate fitted kitchen, a family bathroom tiled floor to ceiling with separate W.C, a good sized master bedroom, a second large double bedroom. There is access to a rear section of private garden.

We have been advised there are 183 years remaining on the lease.

We have been advised there are no service charges.

We have been advised the ground rent is £50 per annum.







## Schools within 1 mile

Salvatorian College - Ofsted 'Good'  
Sacred Heart Language College - Ofsted 'Good'  
Whitefriars School - Ofsted 'Outstanding'  
Weald Rise - Ofsted 'Good'  
Belmont - Ofsted 'Outstanding'  
Helix Education Centre - Ofsted 'Good'  
Marlborough Primary School - Ofsted 'Good'  
Hujjat Primary School - Ofsted 'Good'  
Kingsley High School - Ofsted 'Outstanding'  
Cedars Manor - Ofsted 'Good'

Please note 'Ofsted' ratings are subject to change



## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground with fast trains to Euston from 13 minutes - 0.4m  
Headstone Lane Station - Overground - 0.9m  
Harrow on the Hill Station - Metropolitan line and Overground - 1.2m

140 (N140) Bus Route to Hayes  
182 Bus Route to Brent Cross  
258 Bus Route to Watford/South Harrow  
340 Bus Route to Edgware/Harrow  
N18 Bus Route to Trafalgar Square



MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

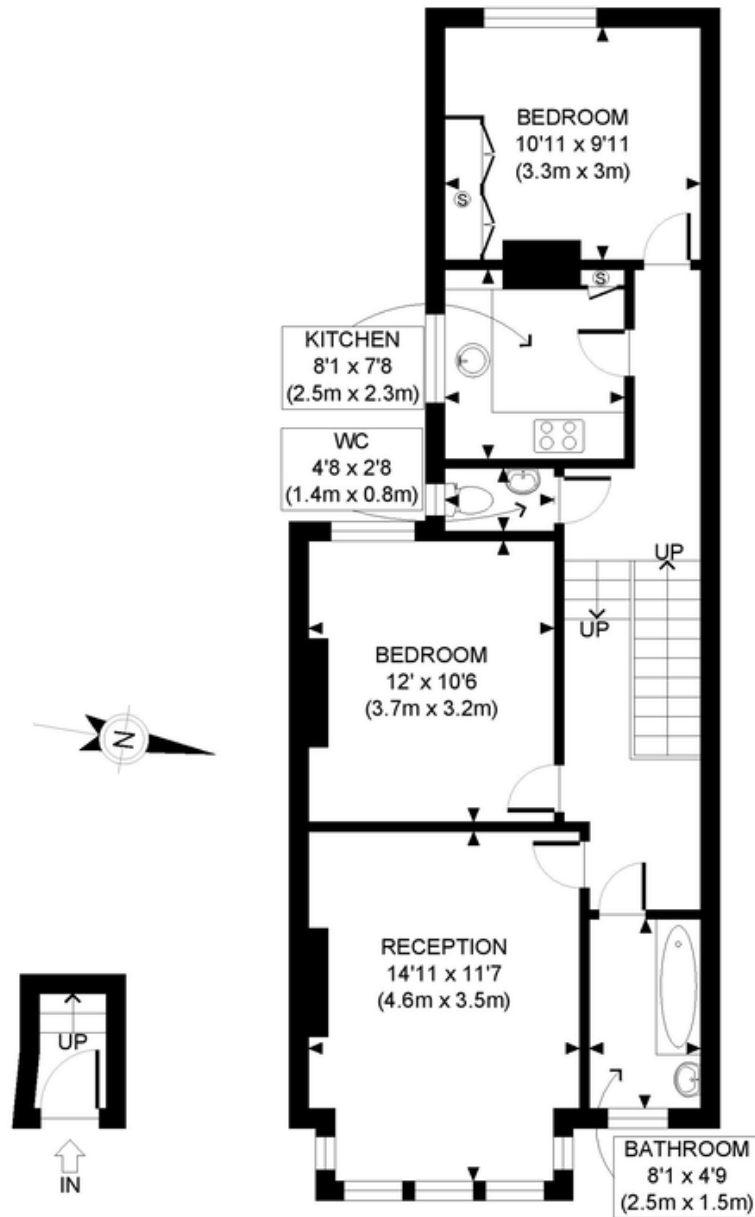
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 14 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 674 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 688 SQ FT/ 64 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		