



80 Welldon Crescent  
Harrow, HA1 1QQ

Asking Price £289,950



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A 2 Bedroom Ground Floor flat situated on this popular road in central Harrow and very convenient for Harrow on The Hill's Metropolitan/Chiltern Line station. The property comprises: open plan lounge/kitchen, 2 good sized bedrooms, modern shower room, modern fitted kitchen, laminate flooring & gas central heating.

The flat is an ideal first time buy or investment property.

The property is 5 minutes walk from Harrow town centre with its excellent range of shopping facilities, coffee shops & transport links.

No Upper Chain.

Own Front Door

Kitchen

Open Plan to:

Lounge

Bedroom One

Bedroom Two

Bathroom

Outside

Communal Rear Garden

Additional Information

Council Tax Band C

Lease - 107 Years

Service Charge £475 quarterly



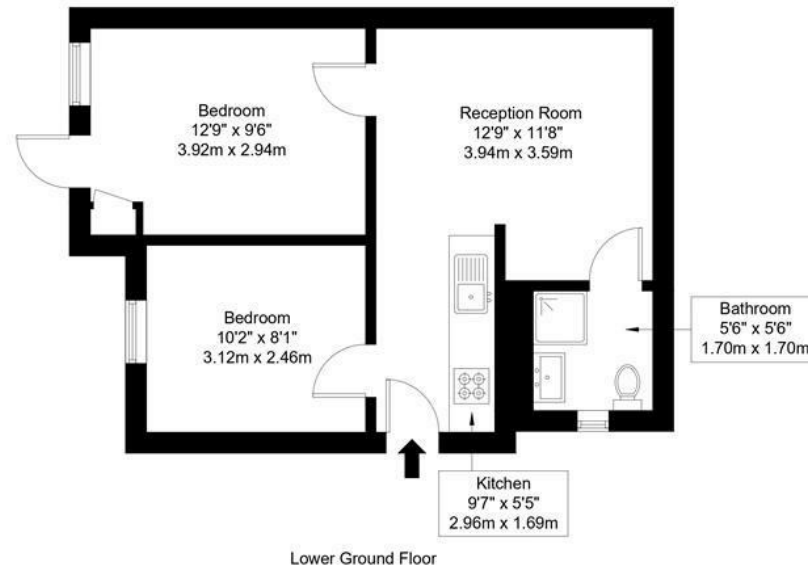
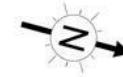


Ground Rent £250 pa

EPC Rating C

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Approx Gross Internal Area = 43.11 sq m / 464 sq ft



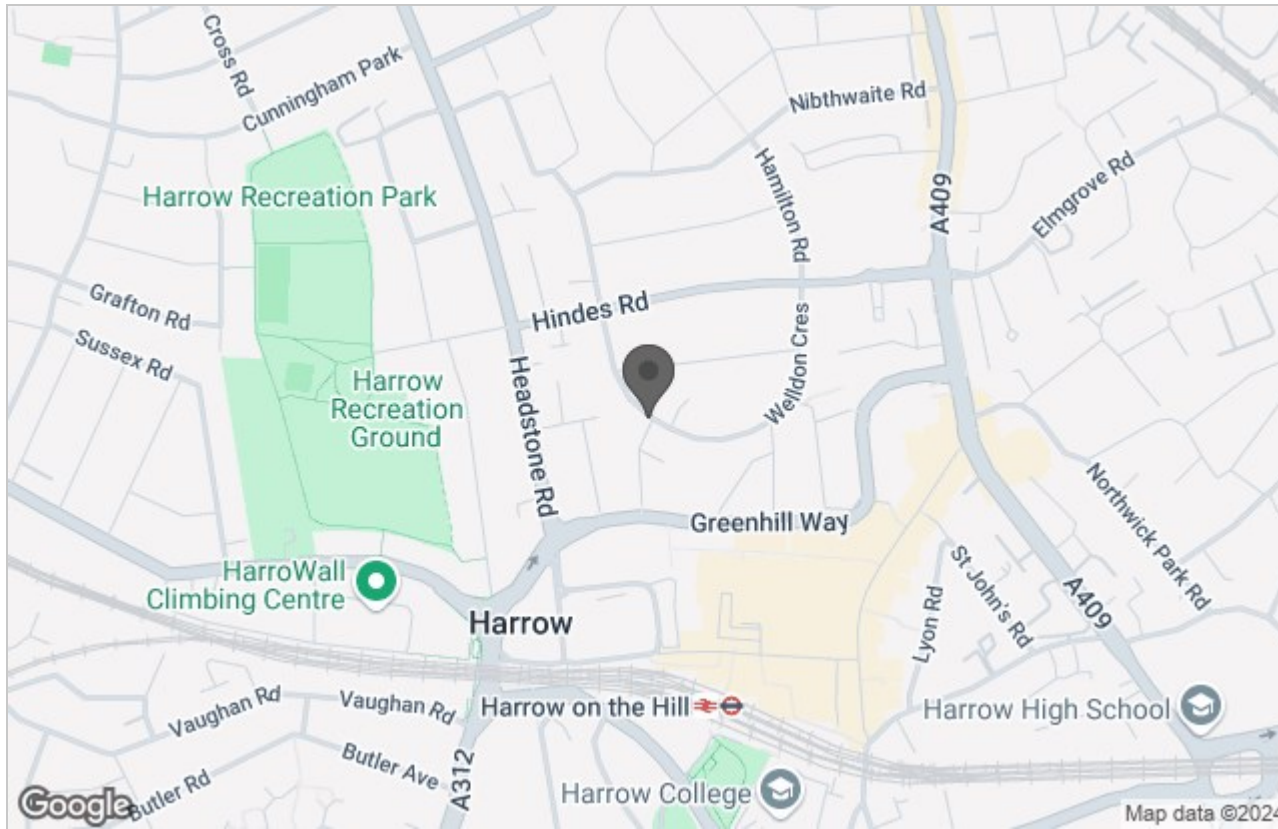
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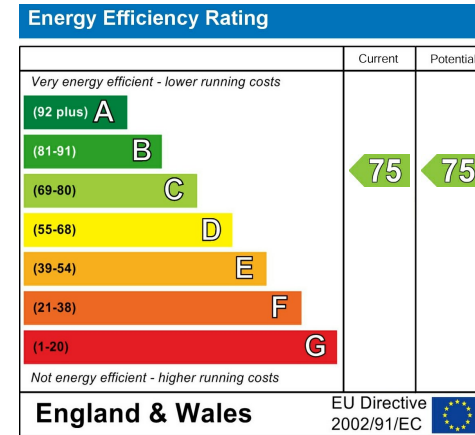
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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