

## ***RISINGHOLME ROAD, HARROW WEALD***

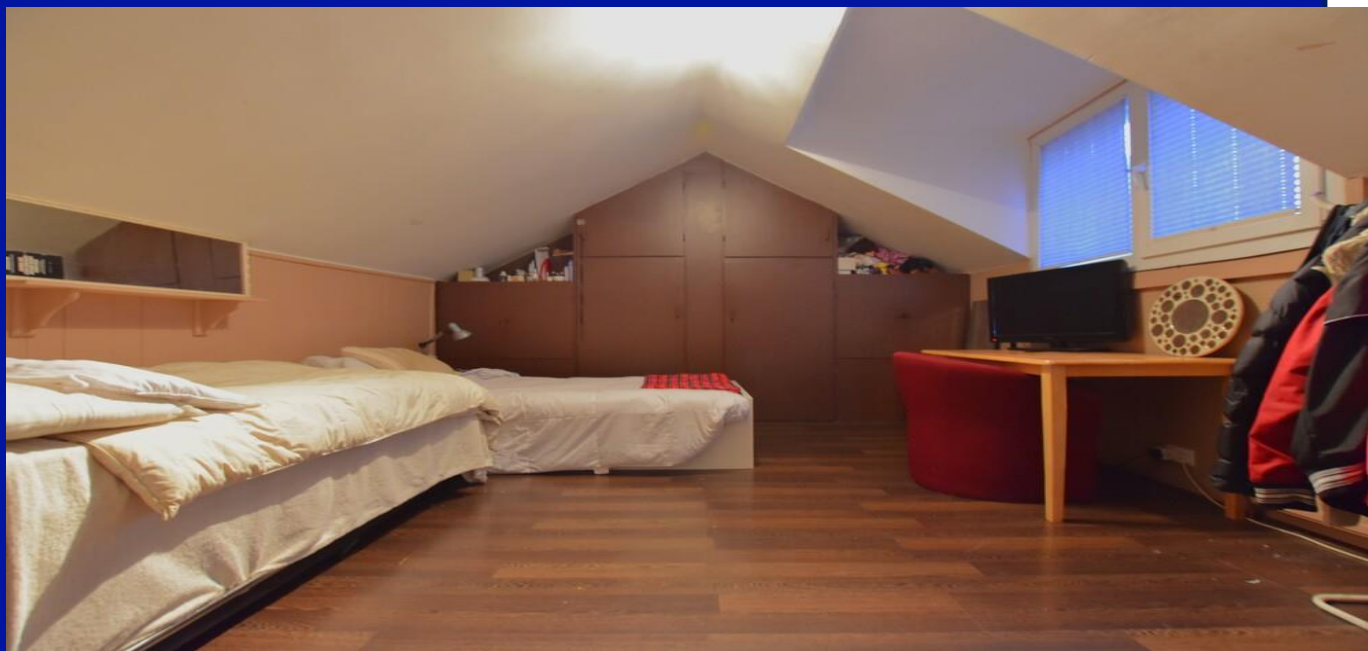


***Three Bedroom Split Level Maisonette***

***Guide Price £425,000***

## *Description*

Robertson Phillips are pleased to be able to offer for sale this CHAIN FREE three double bedroom split level converted flat well positioned for shopping and transport facilities in the surrounding area. The generous room sizes make this property ideal for either a First Time or Investment purchase, 900 plus year lease with low ground rent.







- *Three double bedroom split level period conversion*
- *Own entrance and own garden*
- *Ideal First Time or Investment Purchase. Chain Free.*
- *900 plus year lease with low ground rent*
- *Sizeable rooms throughout*

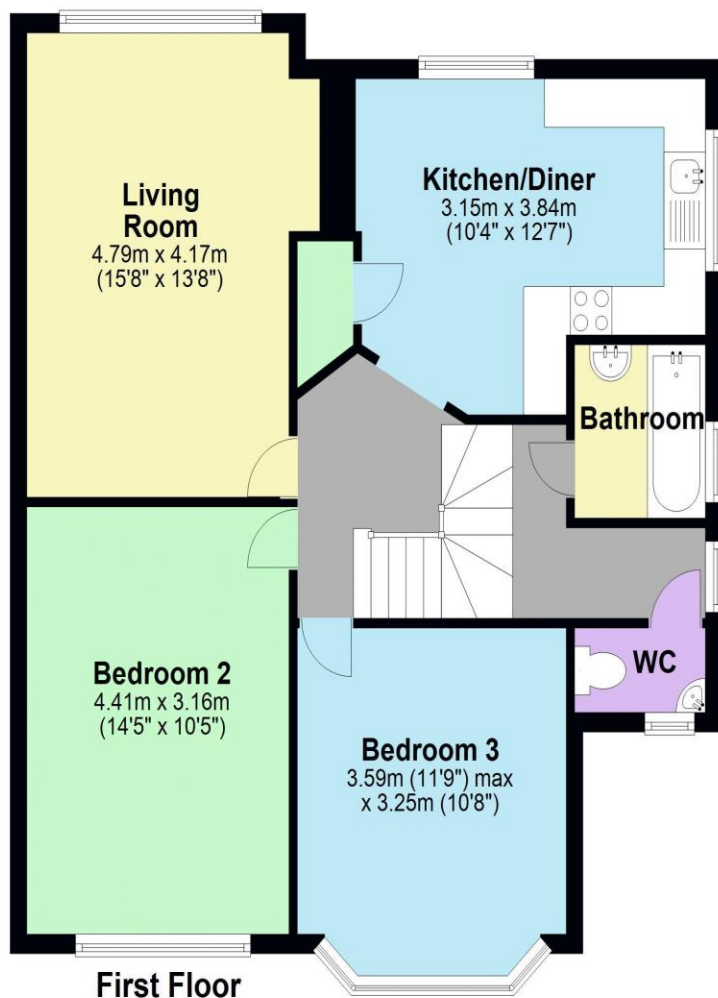


#### Additional Information

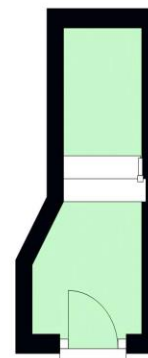
TENURE: LEASEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D



**First Floor**  
Approx. 70.6 sq. metres (760.2 sq. feet)



**Ground Floor**  
Approx. 3.4 sq. metres (36.3 sq. feet)



**Second Floor**  
Approx. 19.8 sq. metres (213.4 sq. feet)

Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.