



Hereford Court, Danes Gate, Harrow £300,000 Leasehold

This two bedroom second floor purpose built flat is to be sold with the benefit of a newly extended lease upon completion. It is conveniently situated with easy access to Harrow & Wealdstone's Bakerloo and London Overground station, as well as Harrow's town centre, with its comprehensive selection of shopping, dining, leisure and transport facilities.

This flat would make an ideal purchase for a first time or investment buyer and an internal viewing is highly recommended.

**EPC Rating: D
Council Tax Band: B**

- To Be Sold With A Newly Extended Lease on Completion • Two Bedroom Purpose Built Flat • Second Floor • Reception Room • Kitchen • Bathroom • Gas Central Heating System • Double Glazed Windows • Communal Gardens • Local To Transport Facilities And Amenities**



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FURTHER DETAILS

The accommodation resides on the second floor and all floors are accessed via stairs. Internally, the property comprises of an entrance hall, reception room, kitchen, two good-size bedrooms and a family bathroom. Externally there are communal gardens to the side and rear of the building.

LOCATION

Danes Gate is a no through road located off Headstone Drive. This location provides ease of access to many local amenities including bus routes, train stations, shopping facilities, local schools and green spaces. Harrow & Wealdstone Station is located 0.4 miles away which provides train routes on the Bakerloo Underground and London Overground Lines.

LEASE DETAILS

To be sold with a newly extended lease on completion. Quarterly service charge from 25/12/2023 to 24/03/2024 is £467.00

CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk



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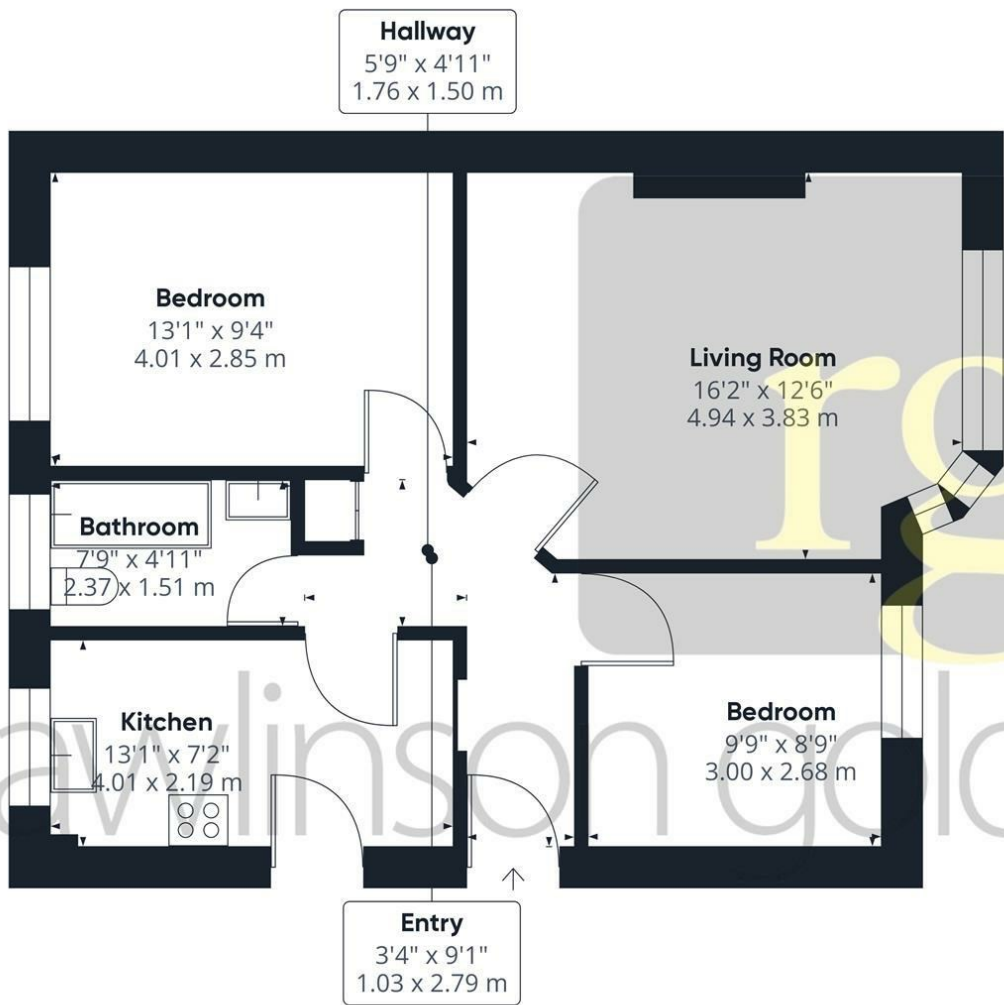
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Approximate total area[®]
597.14 ft²
55.48 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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