



## Artisan Place, Harrow

**£625,000 Freehold**

Rawlinson Gold are pleased to present this superb chain free, three bedroom, three bathroom family home arranged over three floors. This property is conveniently located within close proximity to excellent transport and shopping facilities, including Harrow & Wealdstone Bakerloo and London Overground station and Harrow Town Centre. In addition, Whitefriars School and Belmont School, both rated Outstanding by OFSTED, are within a short walk, as well as Salvatorian Roman Catholic College and The Sacred Heart Language College.

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

- Chain Free • Terraced House • Three Double Bedrooms • Three Bathrooms • Spacious Kitchen with Dining Area • Double Glazed Windows • Gas Central Heating • Allocated Parking • Garden • W/C





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### **FURTHER DETAILS**

The ground floor of the accommodation comprises of an entrance hall, an office, a W/C and a modern eat in kitchen/dining area, whilst to the first floor there is a reception room, a double bedroom. and a family bathroom. To the second floor there are two further double bedrooms, both of which benefit from their own en-suite shower rooms. Outside there is an allocated parking space to the front and a garden to the rear.

### **LOCATION**

Artisan Place runs off of the High Street in Wealdstone, only a short walk from Harrow & Wealdstone Bakerloo and London Overground station, which offers direct access in central London in approximately 13 minutes. In addition, excellent shopping, dining and leisure facilities can be found nearby, including Waitrose, Lidl, Asda and Iceland, Harrow Leisure Centre and Byron Park.

### **SERVICE CHARGE**

The service charge for the period of 1st April 2023 - 31st March 2024 is £248.35

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **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](mailto:harrow@rawlinsongold.co.uk)



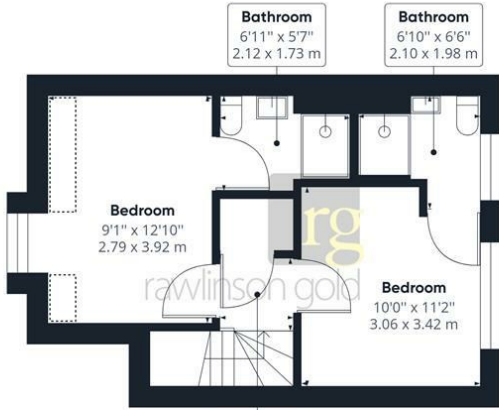




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1275.63 ft<sup>2</sup>  
118.51 m<sup>2</sup>

**Reduced headroom**

13.43 ft<sup>2</sup>  
1.25 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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