



Spencer Road, Harrow

£250,000 Leasehold - Share

Rawlinson Gold are delighted to present this spacious one-bedroom first-floor flat, offered for sale with a share of the freehold, a newly extended lease, and no upper chain. Ideally situated near excellent transport links and shopping amenities, including the vibrant Wealdstone High Street and Harrow & Wealdstone station, providing access to the Bakerloo and London Overground lines.

This property is presented for sale in good order and would ideally suit a first time or investment buyer.

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

- Share of Freehold • Chain Free • First Floor One Bedroom Flat • Spacious Double Bedroom • Good-Size Lounge • Kitchen • Shower Room • Allocated Parking • Transport Links Nearby • To Be Sold With A New Lease



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FURTHER DETAILS

Entry is via a secure telephone Entryphone system and all floors are reachable by stairs. The accommodation is located on the first floor and comprises an entrance hall, storage cupboard, living room, kitchen, double bedroom and shower room. Additional benefits include an allocated parking space.

LOCATION

The property is located within a short walk of the comprehensive shopping and transport facilities in Wealdstone including Harrow & Wealdstone train station which has Bakerloo and London Overground trains into London.

LEASE DETAILS

To be sold with a share of the freehold and a new lease. The service charge is £1,440.00 per annum.

CONTACT RAWLINSON GOLD

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



Hallway
3'8" x 6'4"
1.12 x 1.94 m



Kitchen
9'7" x 5'8"
2.94 x 1.73 m

Bathroom
6'10" x 5'8"
2.10 x 1.75 m

Living Room
15'7" x 9'11"
4.75 x 3.04 m

Bedroom
14'5" x 12'2"
4.40 x 3.73 m

Approximate total area⁽¹⁾
471.94 ft²
43.84 m²

(1) 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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