



Archery Close, Wealdstone

£320,000 Leasehold

This superbly located, recently refurbished two bedroom first floor flat is situated within modern development close to Wealdstone's bustling town centre with it's excellent transport, dining, leisure and shopping facilities, including Asda Supermarket. Also within walking distance is Harrow & Wealdstone's Bakerloo and Overground Line train station. The accommodation comprises an entrance hall, storage cupboard, good size lounge, two bedrooms, modern kitchen and bathroom and is to be sold with the benefit of a lease of 146 years remaining, allocated parking and no upper chain.

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

• Chain Free • First Floor Two Bedroom Flat • Living Room • Modern Kitchen • Modern Bathroom • Good Size Storage Area • Double Glazed Windows • Gas Central Heating • Allocated Parking • Communal Gardens



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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, modern kitchen, two bedrooms and a bathroom. To the outside there is an allocated parking space and communal gardens.

LOCATION

This property is situated within Archery Close. From here, trains into the centre of London can be accessed via the Bakerloo and London Overground lines, which can both be found within one mile at Harrow & Wealdstone train station. A comprehensive selection of schools are also accessible from this location, including St. Joseph's & Belmont Primary School and excellent shopping and leisure facilities within Harrow's town centre are a short distance away.

LEASE DETAILS

The lease has 146 years remaining, expiring on 24th December 2170. The service charge is £1,800 per annum.

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 by telephone on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk.



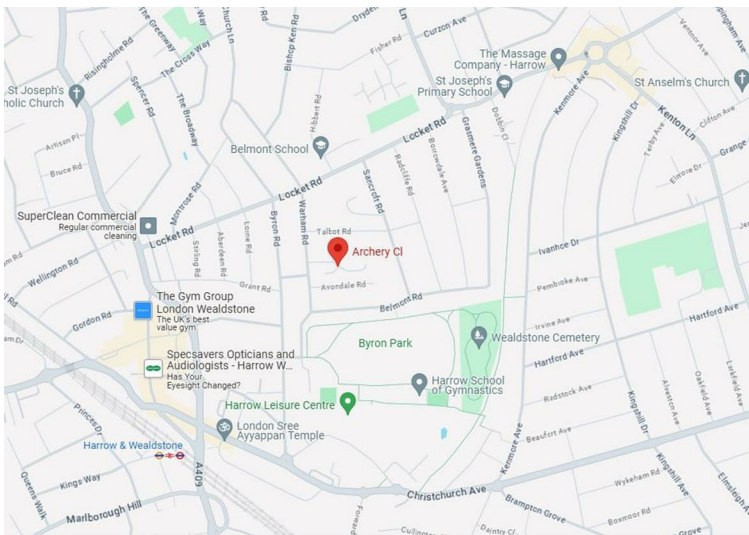
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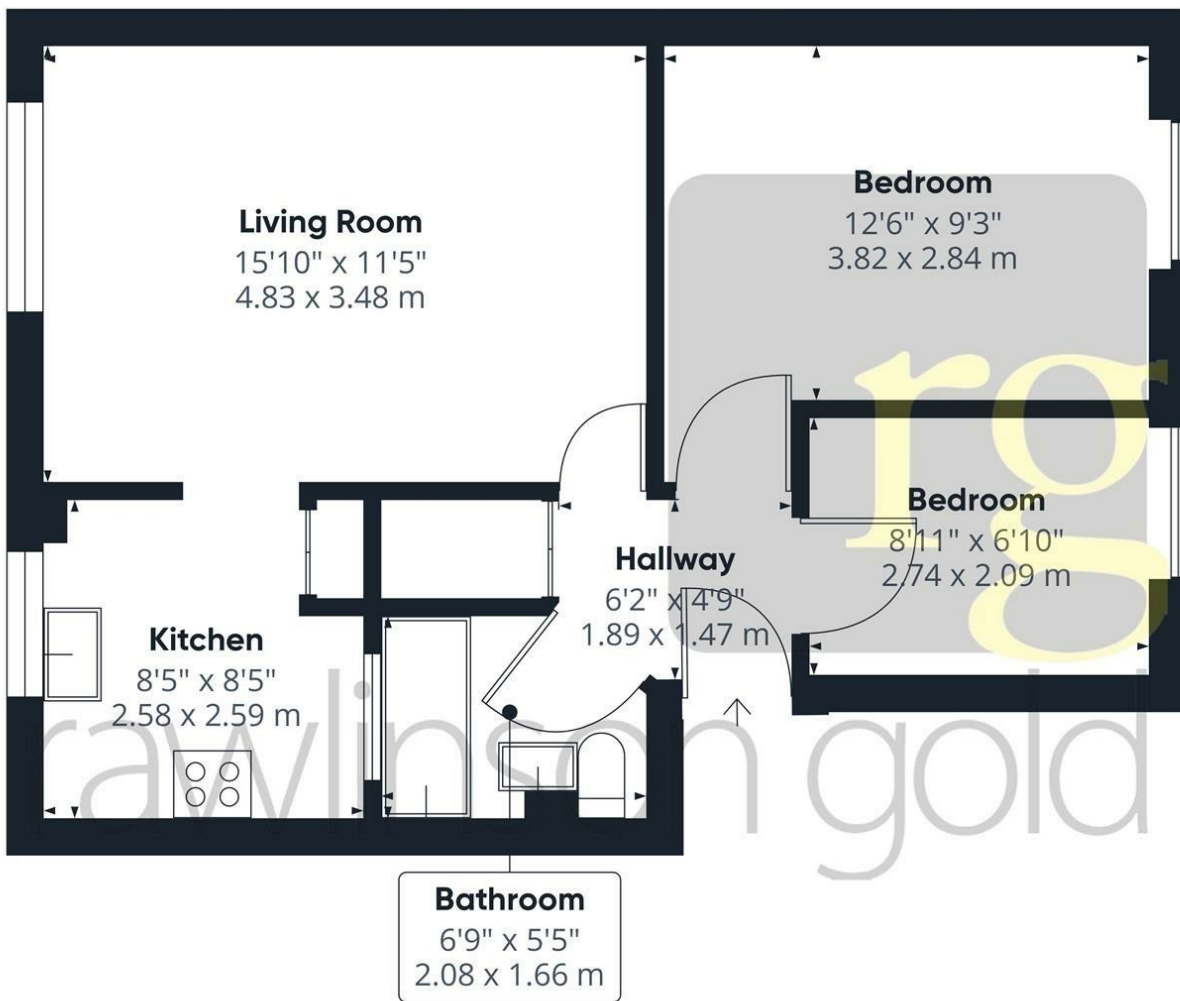
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Approximate total area⁽¹⁾
516.28 ft²
47.96 m²

(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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