



## **Essence Apartments, Wealdstone**

**£325,000 Leasehold**

**Rawlinson Gold are pleased to offer for sale this superb modern two double bedroom apartment located on the third floor. Built circa 2014, the flat provides spacious accommodation with contemporary styling and modern fixtures, fittings and decor throughout. Located within close proximity to excellent transport and shopping facilities including Harrow & Wealdstone Bakerloo and London Overground station.**

**EPC Rating: C**

**Council Tax Band: D**

- Third Floor Modern Built Apartment • Contemporary Styling Throughout • Spacious Accommodation With A Balcony • Modern Fitted Kitchen • En Suite Shower Room To Bedroom One • Double Glazed Windows • Electric Heating • Entryphone System And Lift Access • Close To Amenities



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### FURTHER DETAILS

The accommodation is found on the third floor of this development. The flat is accessed via an entry phone system and there is lift access to all floors. Inside the flat there is a spacious private hallway leading to the lounge which has a balcony. This is open plan with the kitchen / diner. There are two bedrooms, bedroom one with an en suite shower room, a further family bathroom.

### LEASE DETAILS

The lease is 125 years from 1st January 2014. The service charge for the period of 1st April 2023 - 31st March 2024 was £1776.97. The ground rent is £350.00 per annum.

### LOCATION

This modern flat is located with Wealdstone's shopping facilities on its doorstep. Harrow & Wealdstone Bakerloo and London Overground station is a short distance away from which fast trains to Euston take under 15 minutes.

### CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this or any other property that we are marketing we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).



