



**Stirling Road, Wealdstone**

**£250,000 Leasehold**

**A recently redecorated one bedroom first floor flat that is to be sold with the benefit of a long 900+ year lease and no upper chain. The flat is conveniently located in a popular location with easy access to excellent transport links including Harrow & Wealdstone train station that provides Bakerloo, London Overground and National Rail links into the centre of London and further afield into the Home Counties. Comprehensive shopping and leisure facilities can be found nearby on the High Street. This flat would make an ideal first time purchase or an investment for rental purposes.**

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

**• First Floor Flat • Lounge • Double Bedroom • Kitchen • Bathroom • Gas Central Heating System • Double Glazed Windows • Long 999 Year Lease • No Upper Chain • Shopping & Transport Facilities Nearby**



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### **FURTHER DETAILS**

This flat is located on the first floor and is accessed via its own door, with stairs leading to the first floor. Off the landing is the lounge, double bedroom, kitchen and bathroom. This property benefits from double glazed windows and a gas central heating system.

### **LOCATION**

Stirling Road runs between Locket Road and Grant Road in Wealdstone. This area is well served by a comprehensive mix of shopping facilities including Asda and many takeaways and restaurants. Also within walking distance is Harrow & Wealdstone train station with Bakerloo, London Overground and National Rail links.

### **LEASE DETAILS**

This flat has a 999 year lease from the 25th December 1962. The Ground Rent is £10 pa. Insurance from 31st December 2024 to 30th December 2025 £373.16

### **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).

### **FREE MARKET APPRAISAL**

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





# Stirling Road, Wealdstone, Harrow, HA3

Approximate Area = 422 sq ft / 39.2 sq m

For identification only - Not to scale

