



**Hindes Road, Harrow**

**£249,950 Share of Freehold**

**This realistically priced ground floor flat is offered for sale with the benefit of no upper chain and a share of the freehold. The property is conveniently situated for Harrow's town centre including the Metropolitan and Chiltern Line train station, extensive shopping and leisure facilities. Gainsborough Lodge also benefits from extensive residential parking.**

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

- One Bedroom Flat • Realistically Priced • Ground Floor • Share Of Freehold • No Upper Chain • Town Centre Location • Residents Parking



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### **FURTHER DETAILS**

The accommodation of the flat comprises of a lounge, kitchen, bathroom and bedroom. Outside there is extensive private residents parking spaces at the rear and communal gardens outside.

### **LEASE/SERVICE CHARGES**

The flat enjoys a share in the freehold in addition to the lease. The lease is for a term of 999 years from 29th September 1990. The service charge for 1st October 2024 - 30th September 2025 is £1,534.97.

### **LOCATION**

Gainsborough Lodge is located on Hindes Road, close to the junction with Station Road and almost opposite Tesco. This is a short walk into Harrow's town centre where there is a comprehensive selection of shops and restaurants and excellent communication links by bus and from the Metropolitan and Chiltern Line train station. Harrow & Wealdstone station, which provides Bakerloo and London Overground train lines is one mile away.

### **FREE MARKET APPRAISAL**

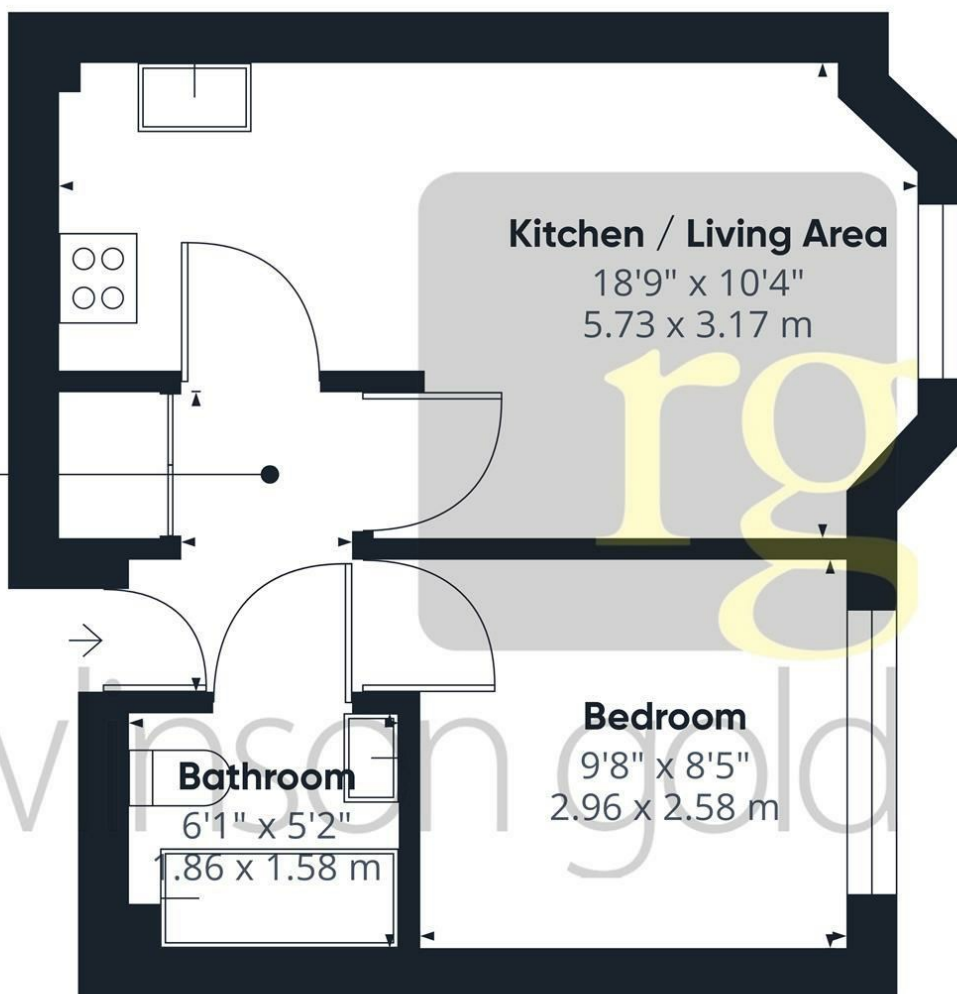
Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **CONTACT RAWLINSON GOLD**

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







Approximate total area<sup>(1)</sup>  
325.41 ft<sup>2</sup>  
30.23 m<sup>2</sup>

(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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