



Herga Road, Wealdstone

£725,000 Freehold

This investment opportunity is currently split into two flats (a two bedroom and a split level four bedroom) this large, extended house is offered for sale having recently been refurbished, and being in excellent decorative condition. It is located close to Harrow & Wealdstone train station, with its excellent links to London and is within walking distance of comprehensive shopping facilities.

**EPC Rating: C (ground Floor) and D (first floor)
Council Tax Band; TBC**

- Extended House • Currently Split Into Two Flats • Potential For Five Bedrooms • Close To Trains • Walking Distance To Shops • Excellent Condition • Summer House/Home Office



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FURTHER DETAILS

Ground floor - The accommodation comprises of an entrance hall, lounge, one double bedroom and one single bedroom, a kitchen/diner and a bathroom. To the rear is a private garden.

First floor - The flat has its own private front door that leads to a flight of stairs taking you up to the first floor hallway. Here there is a lounge/diner, two bedrooms and a bathroom. To the second floor are a further two bedrooms and an additional W.C.

Outside - The rear garden contains a summer house/home office which could be used for a variety of uses.

LOCATION

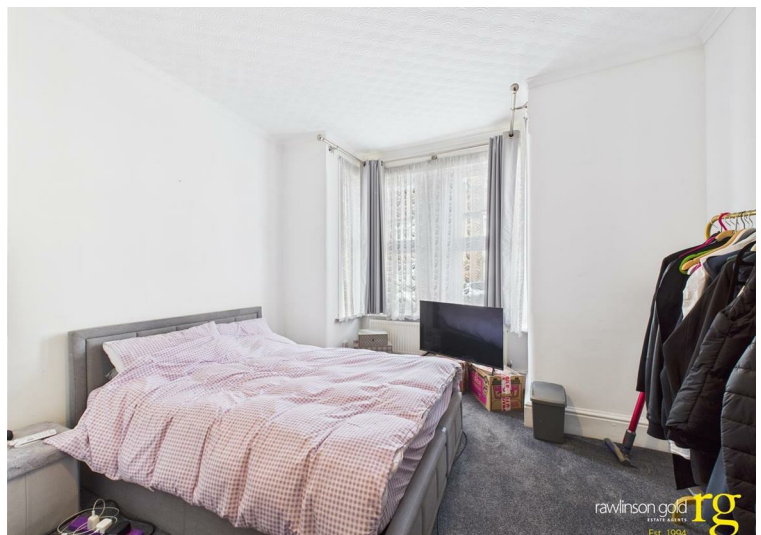
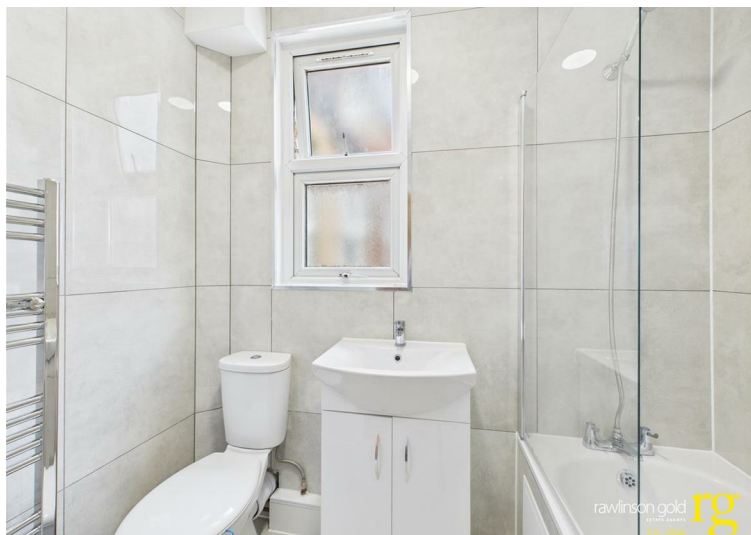
Herga Road is located off Masons Avenue. Harrow & Wealdstone train station is within a few minutes walk which provides Bakerloo, London Overground, West Midlands and Southern train lines with connections to London, East Croydon and Milton Keynes. Shopping facilities within the High Street are extensive and this is complimented by an array of eating destinations.

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.

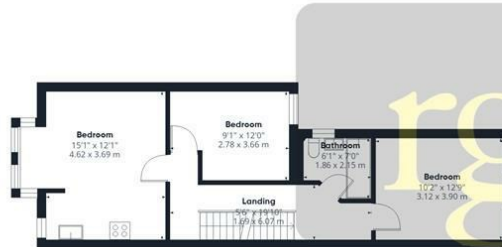
FREE MARKET APPRAISAL

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

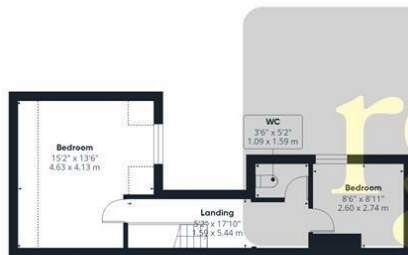




Ground Floor



Floor 1



Floor 2

Approximate total area^m

1549 ft²
143.9 m²

Reduced headroom

56 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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