



Maricas Avenue, Harrow

£265,000 Share of Freehold

Rawlinson Gold are pleased to present this one-bedroom, first-floor flat conversion that is offered for sale with a new lease of 999 years, a share of the freehold and no upper chain. The flat comprises a landing, lounge, spacious double bedroom, kitchen, bathroom and w/c. Further benefits include access to the loft, which will be sold with the property and a rear garden which is fully enclosed and mainly laid to lawn.

This flat would make an excellent first time or investment purchase.

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

• Share of Freehold • 999 Year Lease • No Upper Chain • First Floor Flat Conversion • Spacious Double Bedroom • Front Reception • Kitchen • Bathroom • Rear Garden • Convenient Location



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FURTHER DETAILS

The flat is accessed via a communal entrance which leads to a private front door from where stairs lead to the first floor. Internally the flat comprises a good size landing, front reception, spacious double bedroom, bathroom and w/c. There is also access to the loft, which will be sold with the property. Outside to the rear of the property is a garden which is fully enclosed and mainly laid to lawn.

LOCATION

Maricas Avenue is conveniently located off Long Elmes in Harrow Weald, offering excellent amenities and transport connections. Nearby, residents can enjoy shopping at Lidl, Waitrose and Iceland, ensuring all essentials are within easy reach. The area is well-served by multiple bus routes from Harrow Weald Bus Garage, providing direct links to Harrow, Watford, Pinner, Stanmore, and surrounding areas. For commuters, Headstone Lane Overground train station and Harrow & Wealdstone Bakerloo Line and Overground train station are located approximately one mile away, making this an ideal location for accessibility and convenience.

LEASE

The flat is to be sold with a new lease of 999 years and a share of the freehold.

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.



