



**Elmgrove Road, Harrow**

**£375,000 Leasehold - Share**

Rawlinson Gold proudly presents this immaculately maintained first-floor apartment, boasting a prime location which provides easy access to major transportation hubs, including Metropolitan, Bakerloo, London Overground, and Chiltern line trains, seamlessly connecting residents to central London and beyond. Featuring two generously proportioned bedrooms, this property also offers the added advantage of a share of the freehold and is offered for sale with no upper chain.

**This property represents an exceptional opportunity for first-time buyers.**

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

• Chain Free • Two Bedroom Apartment • Open-Plan Living/Kitchen Area • Bathroom • Double Glazed Windows • Gas Central Heating System • Residents Parking • Town Centre Location • Close to Transport Links



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### **FURTHER DETAILS**

All floors within the development are accessed by way of stairs, entry is by a secure entry-phone system and this flat is located on the first floor. Internally the flat comprises of a hallway, open-plan living / kitchen area, two bedrooms and a bathroom. To the front there is some residents parking.

### **LOCATION**

Fitzgerald House is situated on Elmgrove Road, which is located in the heart of Harrow's town centre. Here there is a comprehensive selection of shopping, dining and leisure facilities, including a multi screen cinema. Also within walking distance is Harrow on the Hill's Metropolitan and Chiltern Line train station and Harrow & Wealdstone's Bakerloo and London Overground train station, providing quick and easy access into Central London.

### **LEASE DETAILS**

To be sold with a share of the freehold. The lease is 125 years from 30th June 2016. The service charge is £1,200. The ground rent is £100 per annum.

### **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, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)



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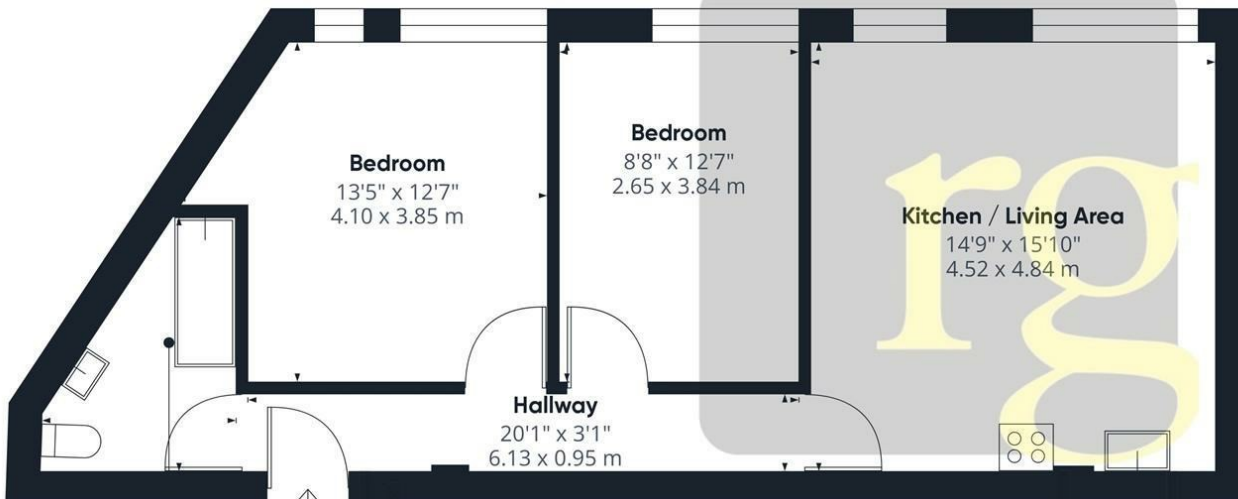
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Approximate total area<sup>(1)</sup>  
 628.33 ft<sup>2</sup>  
 58.37 m<sup>2</sup>

(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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