

Library Photo



Elmgrove Road, Harrow

£295,000 Leasehold

Rawlinson Gold are pleased to present this second floor apartment, boasting a prime location which provides easy access to major transportation hubs, including Metropolitan, Bakerloo, London Overground, and Chiltern line trains connecting residents to central London and beyond. Featuring two generously proportioned bedrooms, the property also comprises a good size reception, modern fitted kitchen, family bathroom and a balcony.

This property represents an exceptional opportunity for both, first-time and investment buyers.

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

- Second Floor Flat • Two Double Bedroom • Good-Size Reception • Modern Fitted Kitchen • Family Bathroom • Balcony • Double Glazed Windows • Gas Central Heating System • 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 second floor. Internally the flat comprises of a hallway, reception room, modern kitchen, two double bedrooms family bathroom and a balcony. To the outside of the block there is a communal garden.

LOCATION

Watson 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/SERVICE CHARGE/GROUND RENT

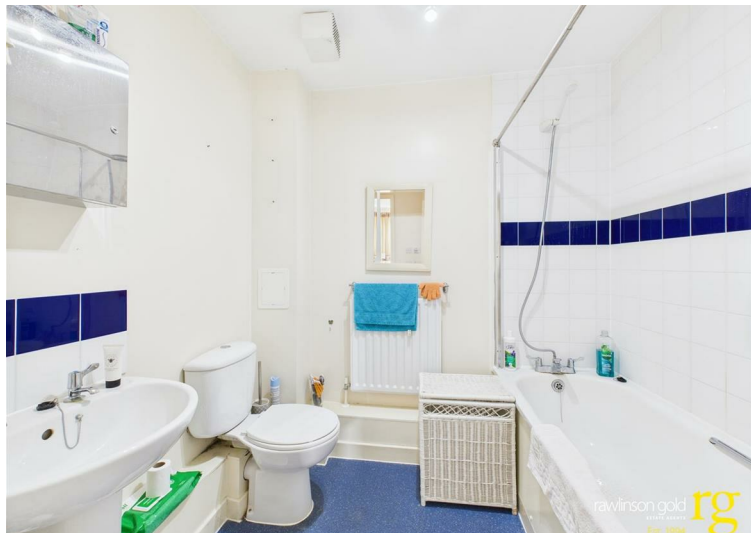
The lease is 125 years from 24th June 2007. The estimated service charge from 1st April 2025 is £1,716.84. The ground rent is £194.04 per annum

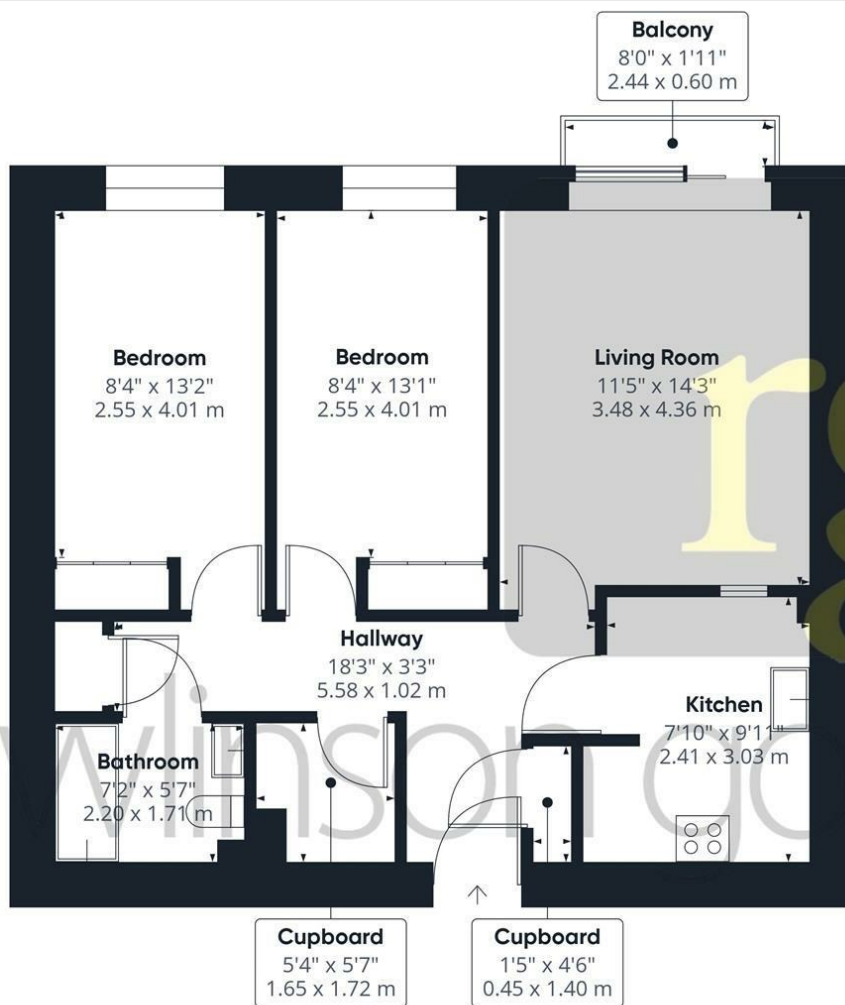
FREE MARKET APPRAISAL

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





Approximate total area⁽¹⁾

678 ft²

63 m²

Balconies and terraces

16 ft²

1.5 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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