



Connells

Welldon Crescent
Harrow



Property Description

Connells are pleased to offer to the market this well-proportioned 2 double bedroom garden flat forming the ground floor of this attractive period property in a sought after road just minutes walk from Harrow town centre and Harrow on the Hill Metropolitan/Chiltern Line station. This property is fully double glazed and has gas central heating with a combi boiler. Also the unusual and valued benefit of a Share of the Freehold included plus 75% of rear garden .Two off street car ports.

Close proximity to Harrows shopping centres and leisure facilities. Ideal property for first time buyers or investors.

Viewing is highly recommended.

Entrance Hall

door to the rear, radiator

Lounge

12' 4" x 10' 8" MAX (3.76m x 3.25m MAX)
radiator, room to the side

Kitchen

7' 7" x 5' 8" (2.31m x 1.73m)
sink, window to the rear, gas oven/hob, door to the garden, work tops, wall and base units, washing machine

Bedroom One

14' 6" INTO BAY x 12' 2" (4.42m INTO BAY x 3.71m)
bay window to the front, radiator

Bedroom Two

12' 2" MAX x 8' 9" (3.71m MAX x 2.67m)
window to the rear, radiator

Bathroom

WC, window to the rear, heater, bath, mixer taps, shower, sink





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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182 Station Road
 HARROW HA1 2RH

EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW311418](https://www.connells.co.uk/Property/HRW311418)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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