



Louise Court, Byron Road, Wealdstone, £315,000 Leasehold

A spacious two-bedroom, two-bathroom purpose-built flat with allocated parking, ideally located just moments from Wealdstone's excellent amenities, including a wide range of shops, cafés, and restaurants. Perfectly positioned for commuters, the property is within easy reach of Harrow & Wealdstone Station, offering Bakerloo Line and London Overground services into central London. This well-presented flat would make an ideal first-time purchase or a sound rental investment, combining comfort, convenience, and excellent transport links.

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

• First Floor Purpose Built Flat • Two Double Bedrooms • Modern Fitted Kitchen • Modern Fitted Family Bathroom • En Suite Shower Room To Bedroom One • Double Glazed Windows • Gas Central Heating System • Entry Phone System • Allocated Parking • Close To Amenities



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FURTHER DETAILS

This well-presented first-floor flat offers comfortable and secure living, benefiting from an entry phone system. The accommodation comprises a hallway leading to a spacious lounge with access to a modern fitted kitchen.

There are two double bedrooms, including a master bedroom with an en suite shower room, along with a further family bathroom. Externally, the property enjoys access to communal gardens and includes allocated parking. Additional features include gas central heating and double-glazed windows throughout.

LEASE INFORMATION

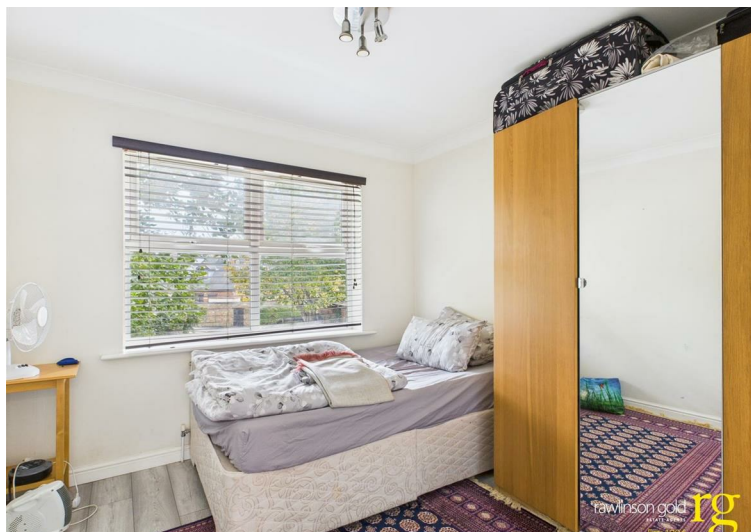
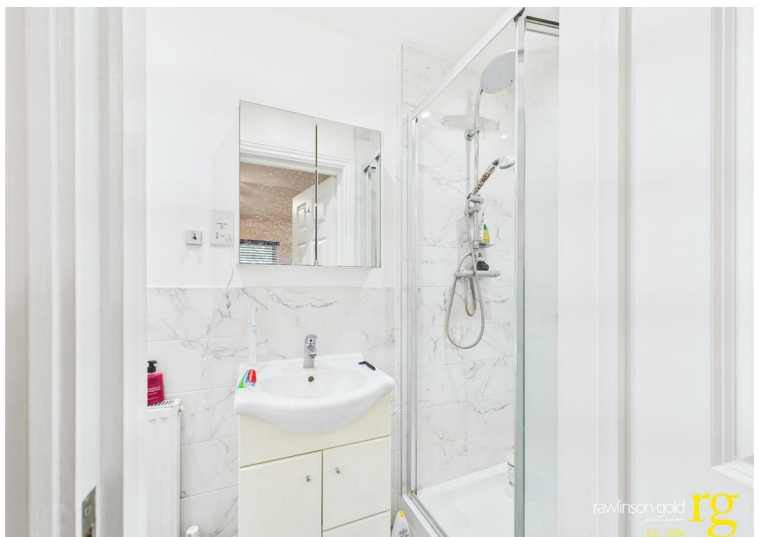
The lease is 125 years from the 24th June 2006. Ground Rent £225.00 pa. Service Charge period: 1 Jan 2025 - 31 Dec 2025 is £2,135.13.

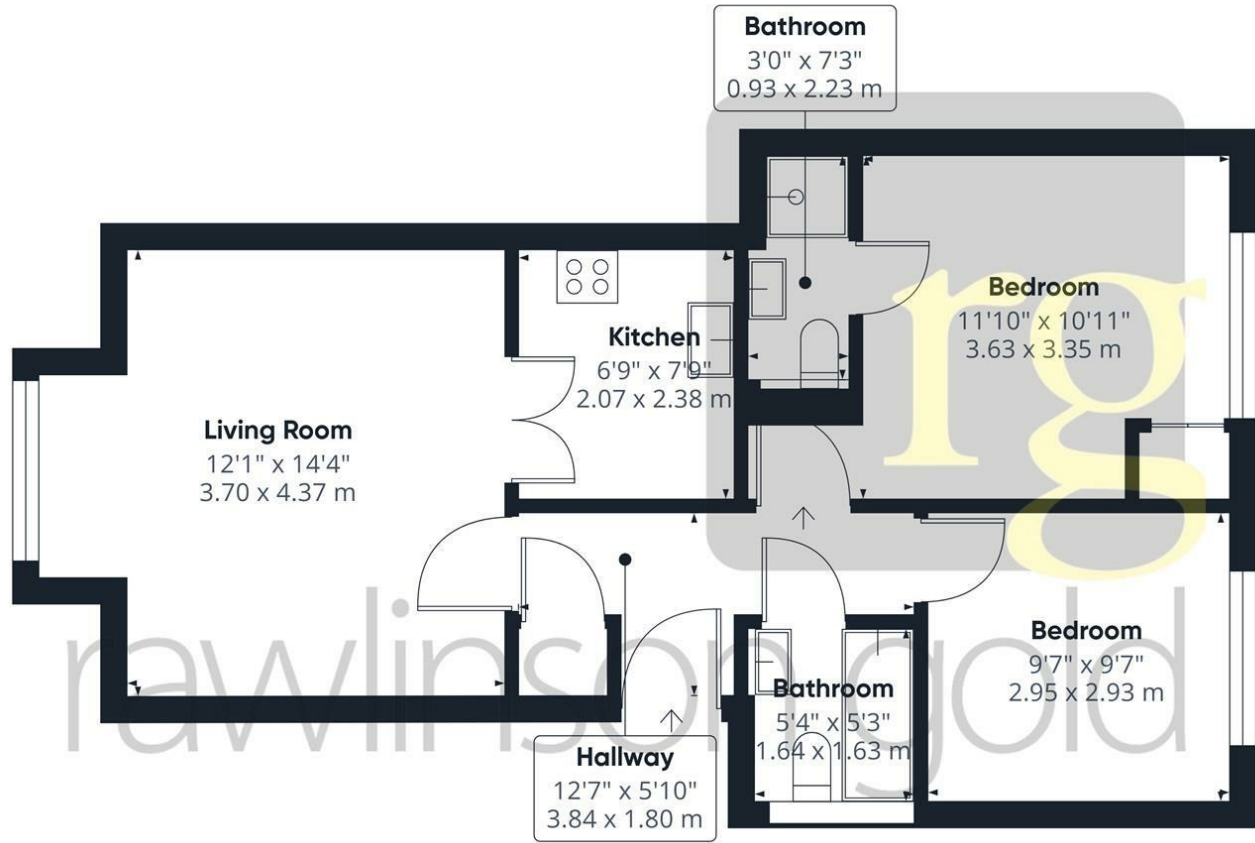
LOCATION

Byron Road is located between Locket Road and Masons Avenue in Wealdstone and runs parallel to the High Street where all the local amenities can be found. This property is within walking distance of Harrow & Wealdstone Bakerloo and London Overground station. Byron Recreation Ground and Harrow Leisure Centre are also close by.

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.





Approximate total area^m
592 ft²
55 m²

(1) Excluding balconies and terraces

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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