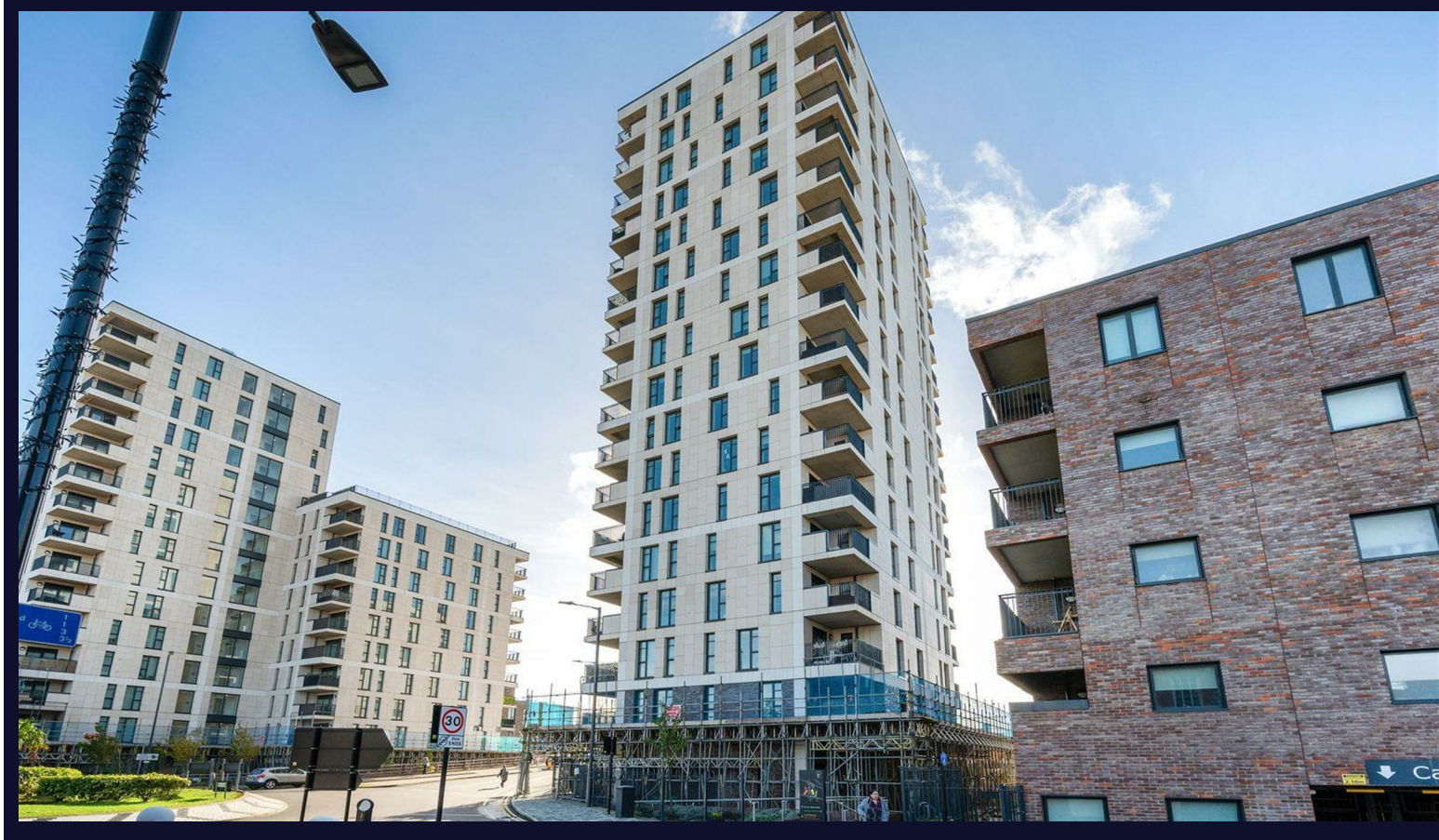


Masons Avenue

Wealdstone • • HA3 5FH

Asking Price: £280,000



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Masons Avenue

Wealdstone • • HA3 5FH

A bright and beautifully presented fifth floor one bedroom apartment forming part of this very conveniently situated contemporary development, just moments away from a number of transport links including Harrow and Wealdstone Underground (Bakerloo Line) and Overground Stations (Lioness Line, Southern and West Midland Railway) giving swift access into Central London and beyond. A number of local bus routes also provide easy access to surrounding areas. The locality itself offers a multitude of shops, cafes, restaurants and amenities, including a number of highly rated schools. Benefits from a sizeable private balcony with great views, accessed via a triple glazed door from the living room/kitchen area.

ONE BEDROOM

FIFTH FLOOR APARTMENT

PRIVATE BALCONY WITH PANORAMIC VIEWS

OPEN PLAN KITCHEN AND LIVING ROOM

MODERN CONDITION THROUGHOUT

TRIPLE GLAZED THROUGHOUT

LIFT ACCESS

NO CHAIN

WALKING DISTANCE TO HARROW & WEALDSTONE STATION

574 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





CULVERT WEST HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 574 SQ FT - 53.32 SQ M



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales		
EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.