



Maricas Avenue, Harrow

£350,000 Share of Freehold

Rawlinson Gold are pleased to present this two-bedroom, ground-floor flat conversion that is offered for sale with a new lease of 999 years, a share of the freehold and no upper chain. The flat comprises an entrance hall, storage cupboard, open-plan living, dining and kitchen area, two bedrooms and a shower-room. Further benefits include off-street parking and a rear garden which is mainly laid to lawn with a paved patio area.

This flat would make an excellent first time or investment purchase.

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

• Share of Freehold • 999 Year Lease • No Upper Chain • Ground Floor Flat Conversion • Two Bedrooms • Open-Plan Living, Dining and Kitchen Area • Shower-Room • Off-Street Parking • Rear Garden • Convenient Location



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FURTHER DETAILS

The flat is accessed via a communal entrance which leads to a private front door. Internally the flat comprises of an entrance hall, storage cupboard, open-plan living, dining and kitchen area, two bedrooms and a shower-room. To the front of the property there is off-street parking and to the rear there is a garden which is mainly laid to lawn with a paved patio area.

LOCATION

Maricas Avenue is conveniently located off Long Elmes in Harrow Weald, offering excellent amenities and transport connections. Nearby, residents can enjoy shopping at Lidl, Waitrose and Iceland, ensuring all essentials are within easy reach. The area is well-served by multiple bus routes from Harrow Weald Bus Garage, providing direct links to Harrow, Watford, Pinner, Stanmore, and surrounding areas. For commuters, Headstone Lane Overground train station and Harrow & Wealdstone Bakerloo Line and Overground train station are located approximately one mile away, making this an ideal location for accessibility and convenience.

LEASE

The flat is to be sold with a new lease of 999 years and a share of the freehold.

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.



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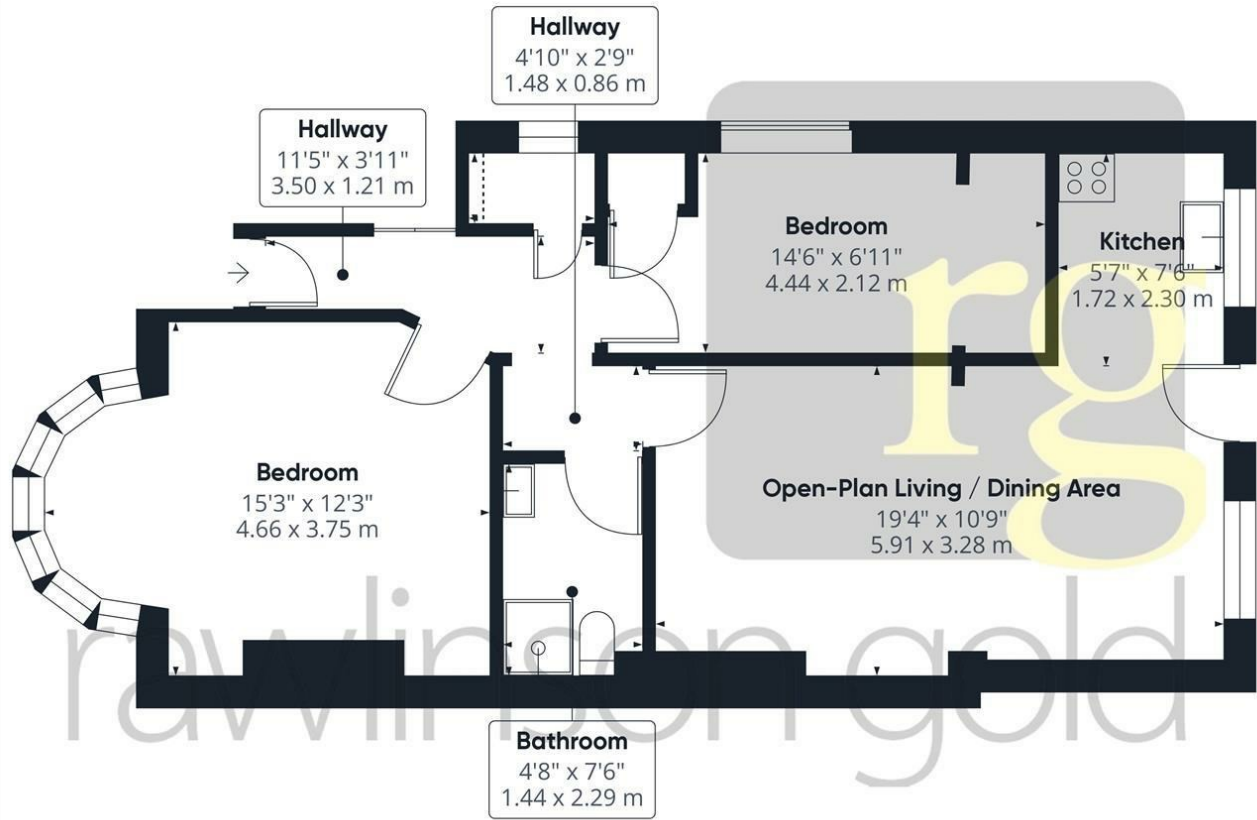
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Approximate total area⁽¹⁾

598.78 ft²
55.63 m²

Reduced headroom

1.22 ft²
0.11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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