



ESTATE & LETTINGS AGENTS

Bannister House, Harrow, HA3



FOR SALE £210,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Bright and Well-Kept One-Bedroom Flat Near Harrow & Wealdstone Station

This lovingly maintained **one-bedroom purpose-built flat** offers a convenient and comfortable living space in a fantastic location, just minutes from Harrow & Wealdstone Station. Situated on the third floor of a well-maintained building with a lift, this property is ideal for first-time buyers, downsizers, or investors.

Key Features:

- **Spacious Hallway:** Welcoming entrance with ample space for storage (3 x storage cupboards).
- **Bright Living Room:** A light-filled space perfect for relaxing or entertaining.
- **Bedroom with Fitted Wardrobe:** A cozy retreat with built-in storage for convenience.
- **Fitted Kitchen:** Functional and well-equipped, ready for your culinary needs.
- **Modern Bathroom:** Featuring a clean and practical design.
- **Balcony:** Off the living room with space for a small table and chairs.

Lease and Charges:

- **Lease:** 178 years remaining.
- **Service Charge:** £183.26 per month (£149.58 service charge with £33.68 towards sinking fund contribution)
- **Chain Free:** A straightforward purchase with no onward chain.

Location Benefits:

- **Excellent Transport Links:** Just a short walk to Harrow & Wealdstone Underground and Overground Stations, offering swift access to Central London and beyond.
- **Wealdstone High Street:** Moments away from supermarkets, shops, restaurants, and cafes for everyday essentials and leisure.

This well-kept flat provides a fantastic opportunity for buyers looking to step onto the property ladder, downsize, or secure a buy-to-let investment with excellent rental potential.

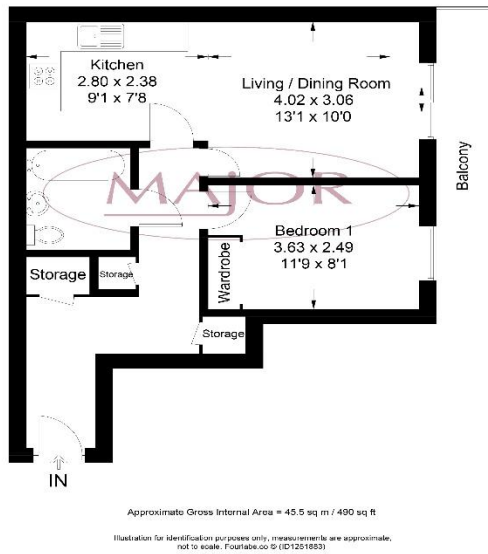
Contact us today to arrange a viewing of this charming flat and discover the benefits of living in such a prime location!



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Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

