



Connells

Baldwin House Gayton Road
Harrow

Baldwin House Gayton Road Harrow HA1 2XE

for sale guide price
£300,000



Property Description

Connells are delighted to present this well-presented two bedroom apartment, situated on the third floor of the popular Baldwin House, located on Gayton Road, Harrow. Offering well-proportioned accommodation and a convenient location, this property is ideal for first-time buyers, downsizers or investors.

The apartment comprises a bright and spacious reception room, providing ample space for both living and dining, alongside a modern fitted kitchen with a range of storage units and work surfaces. The property offers two generously sized bedrooms, both well suited for comfortable living, and is served by a contemporary family bathroom.

Additional benefits include allocated parking, lift access within the building, double glazing and a secure entry system, ensuring both comfort and peace of mind. The development is well maintained and positioned to take advantage of nearby local amenities.

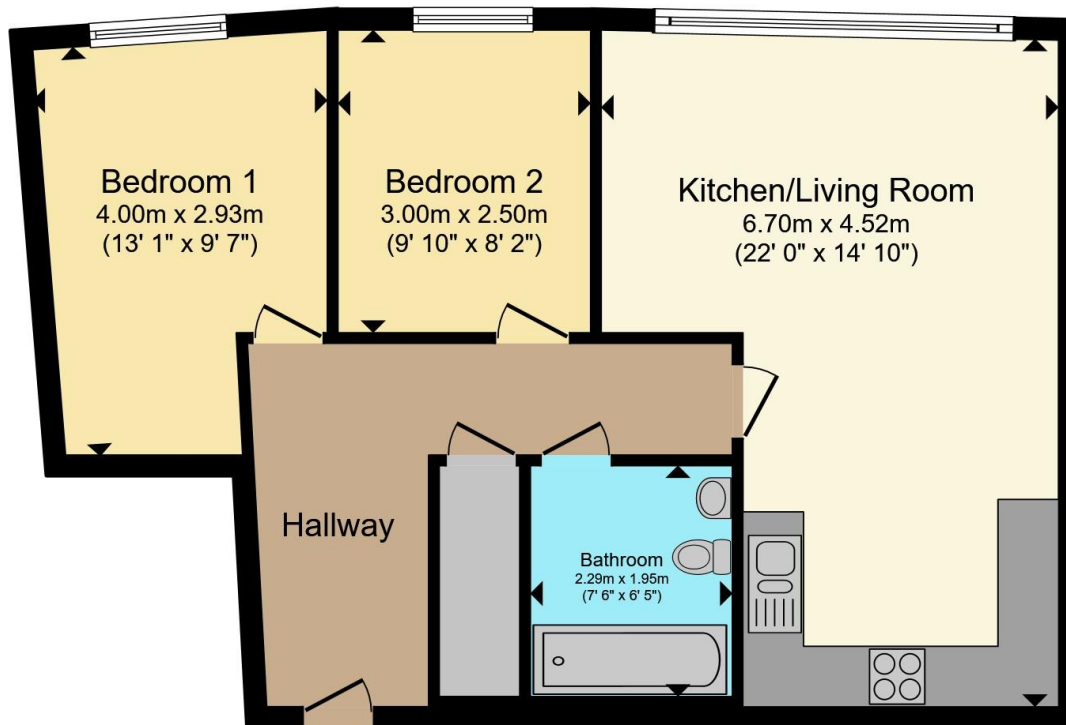
Baldwin House is superbly located on Gayton Road, just a short walk from Harrow-on-the-Hill Station, offering both Metropolitan Line and National Rail services into London as well as many local bus routes. The property is also moments from St Ann's and St George's Shopping Centres, a variety of restaurants, cafés, gyms, and local schools.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 60.8 m² (655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 020 8427 4321
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182 Station Road
HARROW HA1 2RH

EPC Rating: D Council Tax
Band: D

Service Charge:
2600.00

Ground Rent:
622.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312785

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 May 2015. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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