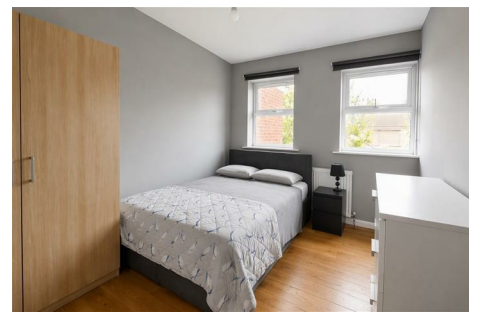
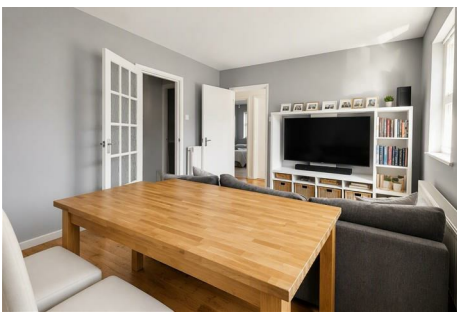


RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



106 Palmerston Road
, Harrow, HA3 7RW

****GUIDE PRICE £315,000-£335,000.****

A well-presented two-bedroom first floor apartment offering approximately 556 sq ft of bright and well-maintained accommodation, ideally located in the sought-after Harrow & Wealdstone area.

The property comprises a spacious reception room measuring approximately 14'3" x 10'9", two bedrooms measuring 12'1" x 9'1" and 12'1" x 6'2", a modern fully tiled bathroom with a shower over the bath, and a fitted kitchen equipped with an electric oven and hob, extractor hood, fridge/freezer, washing machine, integrated dishwasher and tumble dryer.

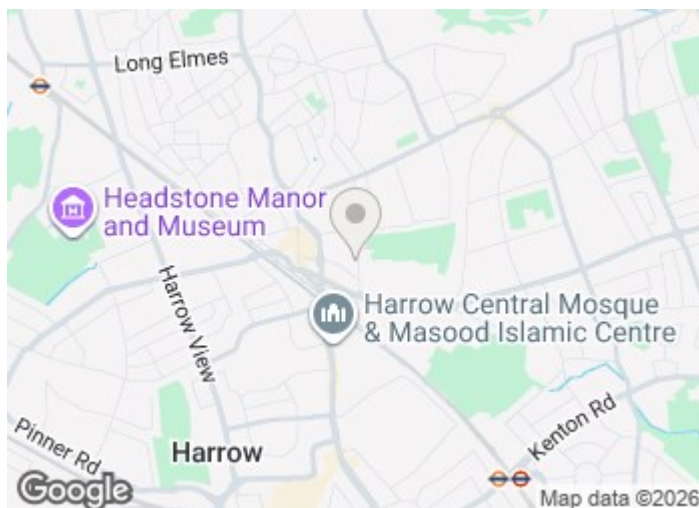
Further benefits include wooden flooring throughout, double glazing, gas central heating, and one allocated parking space.

Conveniently positioned within easy reach of Harrow & Wealdstone Station (Bakerloo Line, London Overground and National Rail services), the property offers excellent transport links into Central London and beyond. London Euston in just 14 minutes.

A variety of local shops, supermarkets, cafés, restaurants and leisure facilities are all within walking distance, while nearby parks and open spaces provide excellent recreational opportunities.

Guide Price £315,000

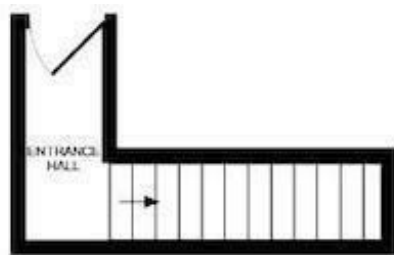
106 Palmerston Road
, Harrow, HA3 7RW



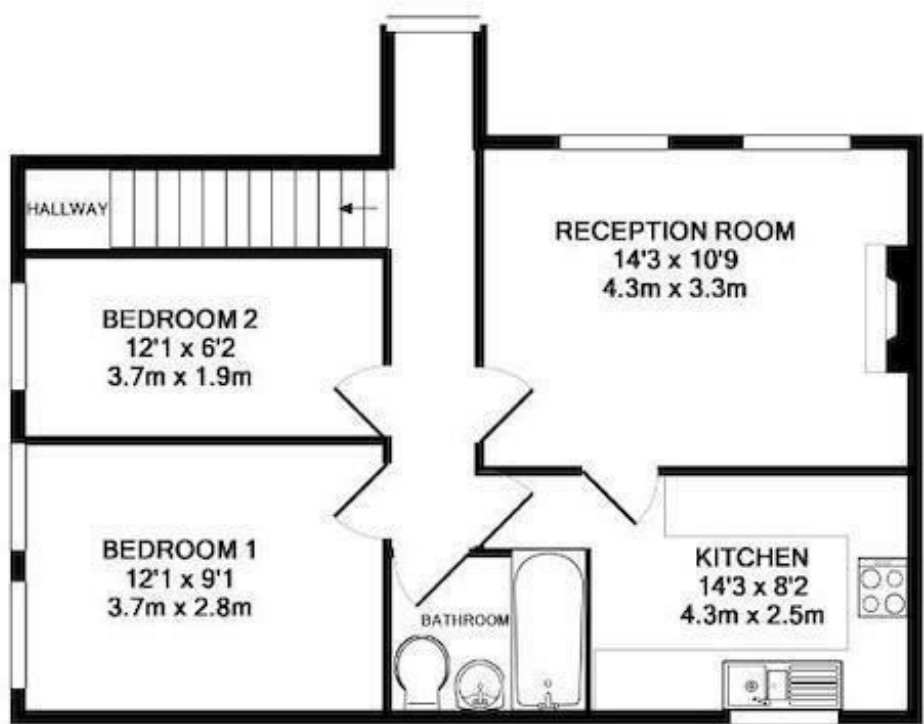
Directions



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 50 SQ.FT.
(4.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		