



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Archery Close

Harrow HA3 7RX

- One bedroom
- Ground floor apartment
- Refurbished 6 years ago
- Long lease

Asking Price Of **£240,000**

EPC Rating '60'





### Property Description

A one bedroom ground floor apartment located within this purpose built block located just moments from Harrow and Wealdstone Station (Bakerloo Line and Lioness line including fast trains to Euston). The property is ideally situated for access to local amenities and the High Street. It has been refurbished within the last 6 years and is offered to the market CHAIN FREE and with a LONG LEASE.

The property comprises; a good size kitchen with integral gas hob and oven fitted with a breakfast bar, a separate reception room, a good sized double bedroom and a modern tiled bathroom with bath and overhead shower attachment.

We have been advised there are 144 years remaining on the lease.

We have been advised the ground rent is £50 per annum

We have been advised the service charge is £1,036 per annum





## Local Area

Positioned just 0.5 mile from Wealdstone High Street residents will benefit from easy access to grocery shops, coffee shops, restaurants and bars. From the High Street there is access to the Station with routes into Euston and Watford Junction and bus routes taking you to Hospitals, shopping centres and further transport links.

## Room Sizes

RECEPTION ROOM 15' 7" x 9' 8" (4.77m x 2.95m)

BEDROOM 12' 6" x 9' 0" (3.83m x 2.75m)

BATHROOM 6' 3" x 5' 5" (1.93m x 1.66m)

KITCHEN 6' 5" x 9' 11" (1.98m x 3.04m)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		