



**Connells**

Grant Road  
Harrow



### Property Description

GUIDE PRICE £275,000 - £300,000

Connells are delighted to present this spacious one-bedroom first floor flat, ideally located near Harrow & Wealdstone. This property is perfect for first-time buyers or investors, offering a comfortable and well-connected living space.

The property benefits from a bright and spacious reception room generously sized open-plan living area with ample natural light. a fully fitted kitchen with modern appliances and ample storage space, the bedrooms are a good size with space for storage.

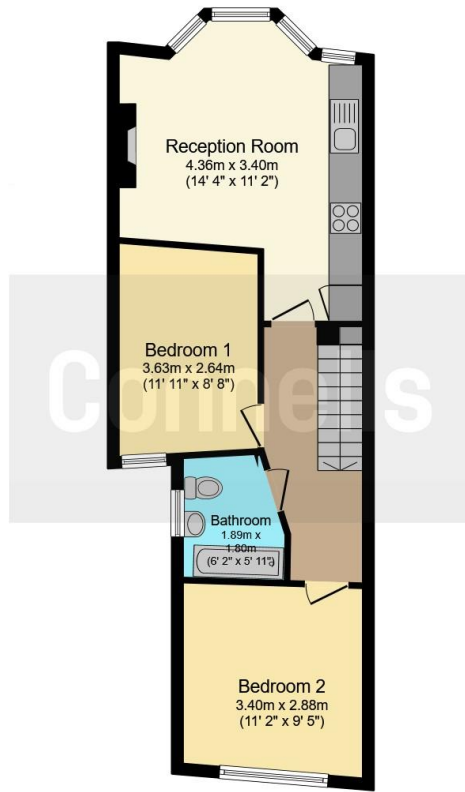
The bathroom is clean and functional, with contemporary fittings. Additional benefits include a private rear garden ideal for relaxing or entertaining and on street parking.

Grant Road is situated in a quiet residential area with access to green spaces, just a short walk to Harrow & Wealdstone Station, offering excellent transport links to Central London. Close to local shops, restaurants, Harrow Leisure Centre, and other amenities.

Viewings are highly recommended to fully appreciate the space and potential this home has to offer.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: C Council Tax Band: C

Service Charge: 1583.00

Ground Rent: 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW309798](http://connells.co.uk/Property/HRW309798)**

This is a Leasehold property with details as follows; Term of Lease 110 years from 08 Jul 2016. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HRW309798 - 0013