

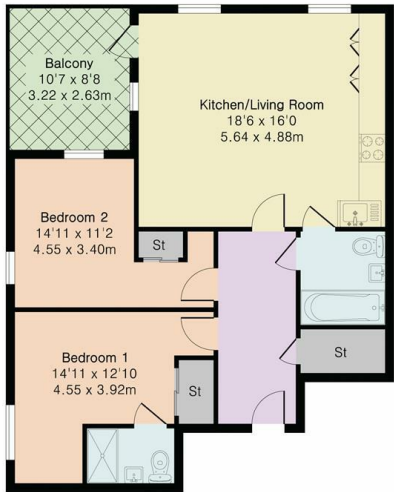
Flat 46, Culvert West House, Masons Avenue, Wealdstone, HA3 5FH

50% Shared Ownership £207,500



Floor Plan

Approximate Gross Internal Area 782 sq ft - 73 sq m



Seventh Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Offered with 50% shared ownership on a part buy/part rent basis, Daniels are delighted to present this stunning, nearly new apartment, built just a year ago and offered to the market with no upper chain. Finished to a high specification throughout, the property offers spacious interiors extending to over 780 sq. ft. The bright, double-aspect reception room opens onto a private balcony with skyline views, while the master bedroom benefits from a stylish en-suite shower room. Early viewing is highly recommended.

Located within Culvert West House, a modern development, the apartment enjoys an excellent position for Harrow & Wealdstone Station, providing superb links into Central London. Harrow-on-the-Hill is also just half a mile away, offering an array of shops, restaurants, and the Metropolitan Line Station. Residents will further appreciate the close proximity to Harrow Leisure Centre, with its gym, pool, and sports facilities.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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.

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