



Walton Avenue, Harrow – HA2 8FH

In Excess of £325,000 | Leasehold



LAWRENCE RAND



Key Features & Description

- Two Bedrooms
- Two Bathrooms
- Allocated Parking For One Car
- Close To Good Transport Links
- Modern Kitchen
- Close to Outstanding Primary Schools, High school & Sixth Forms/Colleges

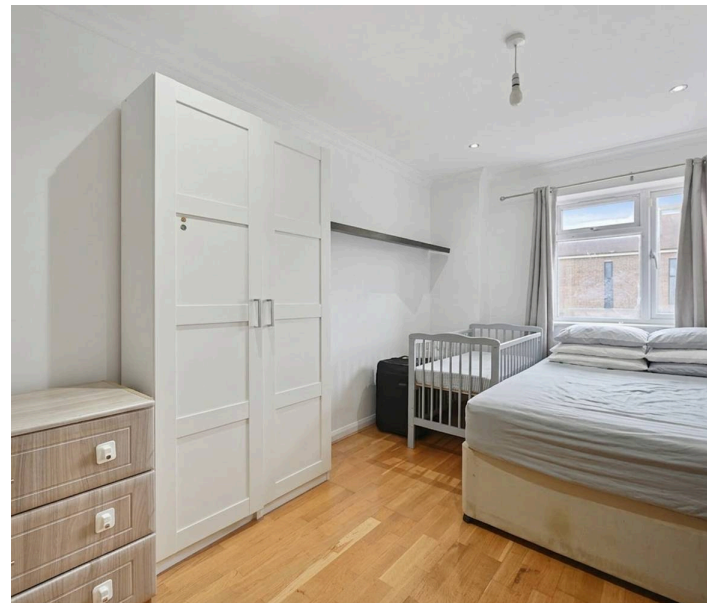
A well proportioned two bedroom flat situated in a convenient and popular residential location in Harrow, offering bright and spacious accommodation throughout. The property comprises a generous living room with ample space for both lounge and dining areas, creating an ideal setting for relaxing or entertaining. A separate fitted kitchen provides good storage and worktop space, practical for everyday living.

There are two well sized bedrooms, both offering comfortable accommodation with space for wardrobes and additional furnishings. A well appointed bathroom completes the internal layout.

Walton Avenue is conveniently located close to local shops, supermarkets, schools, and leisure facilities. Excellent transport links are within easy reach, providing straightforward access into Central London and surrounding areas.

An excellent opportunity for first time buyers, downsizers, or investors.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Stations

Rayners Lane Station – approx 0.3 miles

South Harrow Station – approx 0.6 miles

West Harrow Station – approx 0.9 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: C

Lease years remaining 113

Ground rent £250 PA

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

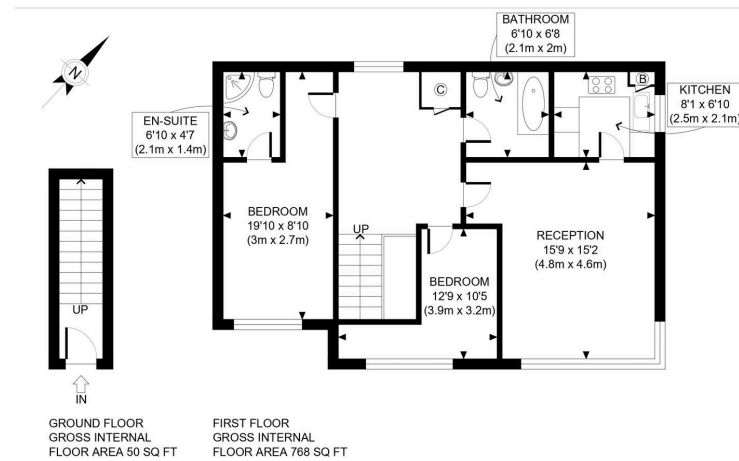
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent





APPROX. GROSS INTERNAL FLOOR AREA: 818 SQ.FT/ 76 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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