



**Connells**

Welldon Crescent  
Harrow



### Property Description

Connells are pleased to offer to the market this well-proportioned two double bedroom garden flat occupies the entire ground floor of an attractive period property set within a highly sought-after residential road, just minutes' walk from Harrow Town Centre and Harrow-on-the-Hill Station (Metropolitan & Chiltern Line), offering excellent transport links into London.

Beautifully arranged and boasting generous room sizes throughout, the property benefits from full double glazing and gas central heating via a modern combi boiler. A notable advantage is the Share of Freehold, adding long-term value and peace of mind for future owners.

A particularly rare and appealing feature is the substantial private rear garden, of which this property enjoys 75% ownership which is an ideal space for outdoor dining, gardening, and relaxation. In addition, the home includes two off-street car ports, providing convenient and secure parking.

This charming period flat perfectly blends character features with modern comforts, making it an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in a prime Harrow location.

### Entrance Hall

door to the rear, radiator

### Lounge

12' 4" x 10' 8" MAX ( 3.76m x 3.25m MAX )  
radiator, room to the side

### Kitchen

7' 7" x 5' 8" ( 2.31m x 1.73m )  
sink, window to the rear, gas oven/hob, door to the garden, work tops, wall and base units, washing machine

### Bedroom One

14' 6" INTO BAY x 12' 2" ( 4.42m INTO BAY x 3.71m )

bay window to the front, radiator

### Bedroom Two

12' 2" MAX x 8' 9" ( 3.71m MAX x 2.67m )  
window to the rear, radiator

### Bathroom

WC, window to the rear, heater, bath, mixer taps, shower, sink





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 020 8427 4321**  
**E harrow@connells.co.uk**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: D Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311418](https://www.connells.co.uk/Property/HRW311418)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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