



**Sefton Avenue, Harrow Weald**

**£215,000 Leasehold**

**Located on the second floor of this purpose built development is this one bedroom flat, which is in need of some refurbishment. The flat is to be sold with no upper chain, and it also benefits from a gas central heating system and double glazed windows, making it an ideal first time or investment for rental purchase.**

**EPC Rating: E  
Council Tax Band: C**

- One Bedroom Flat • Second Floor • No Upper Chain • Gas Central Heating • Double Glazed Windows • Shops Close By



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### **FURTHER DETAILS**

The building has a security entry phone system. All floors are accessed by way of stairs. The accommodation comprises of a hallway, lounge, kitchen, bedroom and bathroom.

### **LEASE/SERVICE CHARGE**

The lease is 125 years from the 21st August 1991. The service charge for the year 24/25 is £1045.01. The ground rent is £10 per annum.

### **LOCATION**

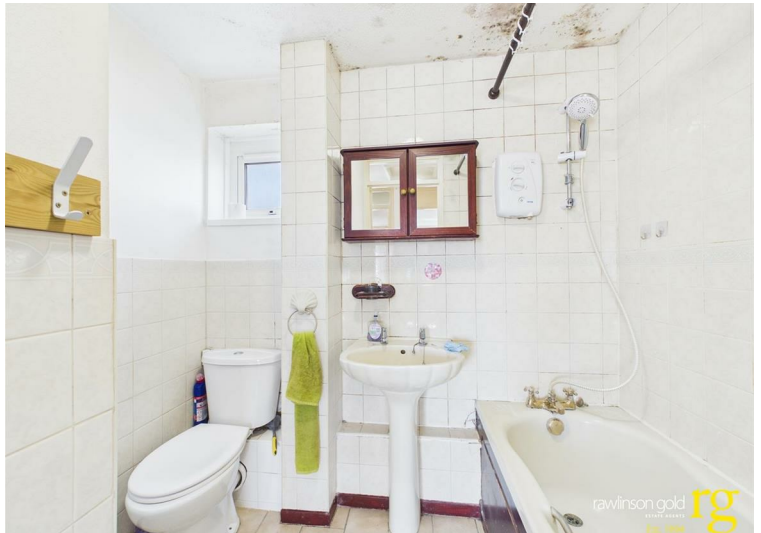
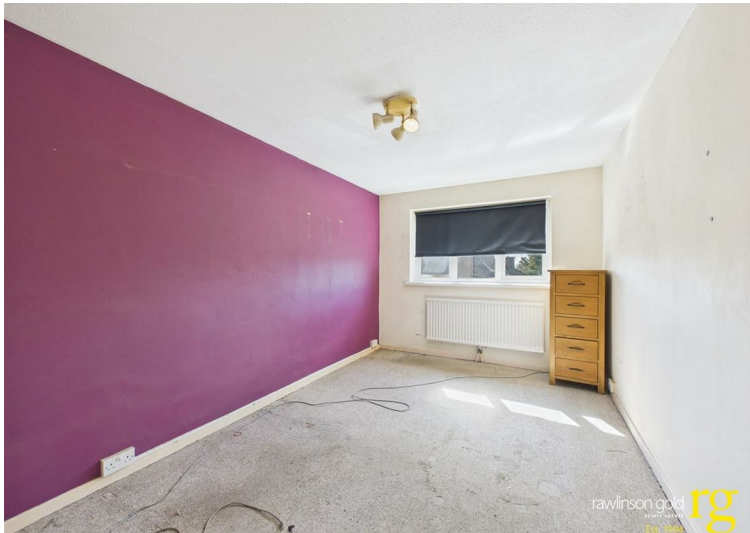
Sefton Avenue is located off Weald Lane in Harrow Weald. This is a short distance from Headstone Lane Station offering London Overground connections and Harrow & Wealdstone Station offering Bakerloo Line and London Overground connections. Further transport and shopping facilities such as Waitrose, Iceland and Lidl can be found on High Road, Harrow Weald.

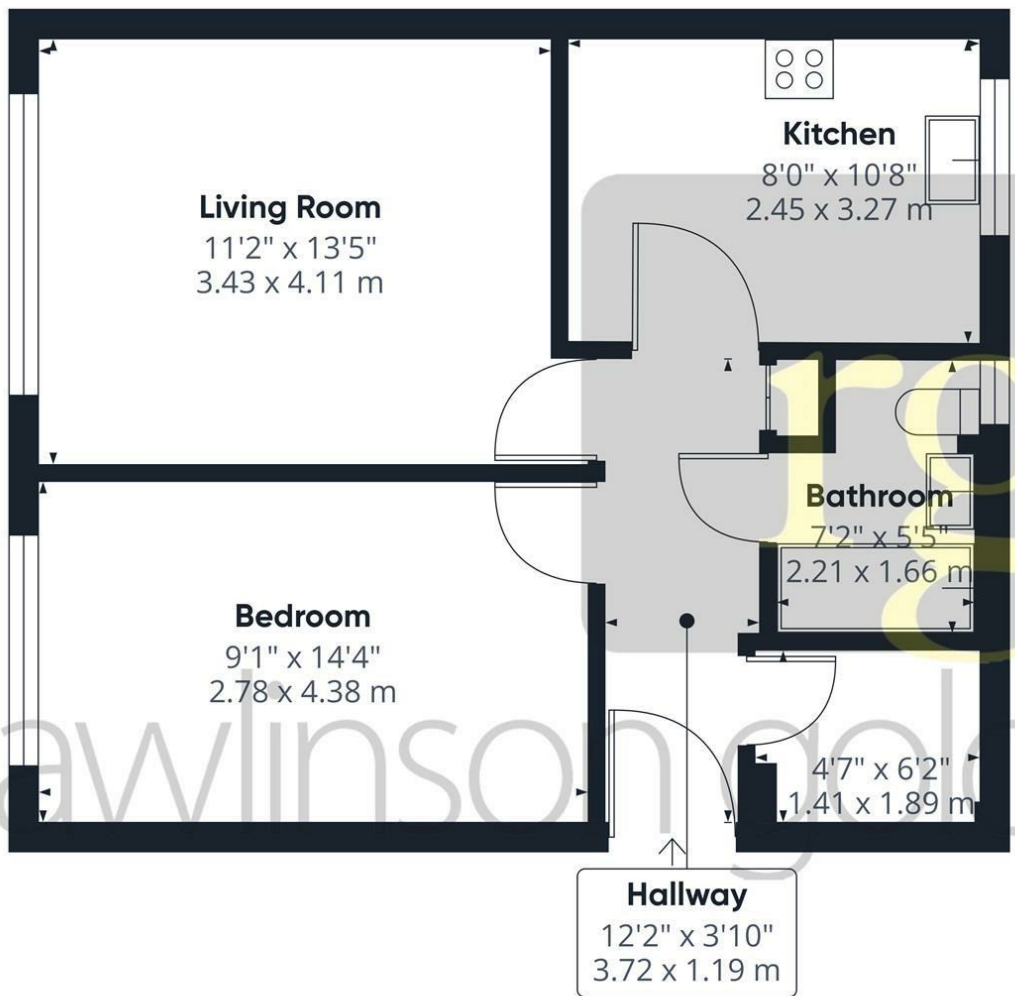
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Approximate total area<sup>m</sup>  
 486 ft<sup>2</sup>  
 45.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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