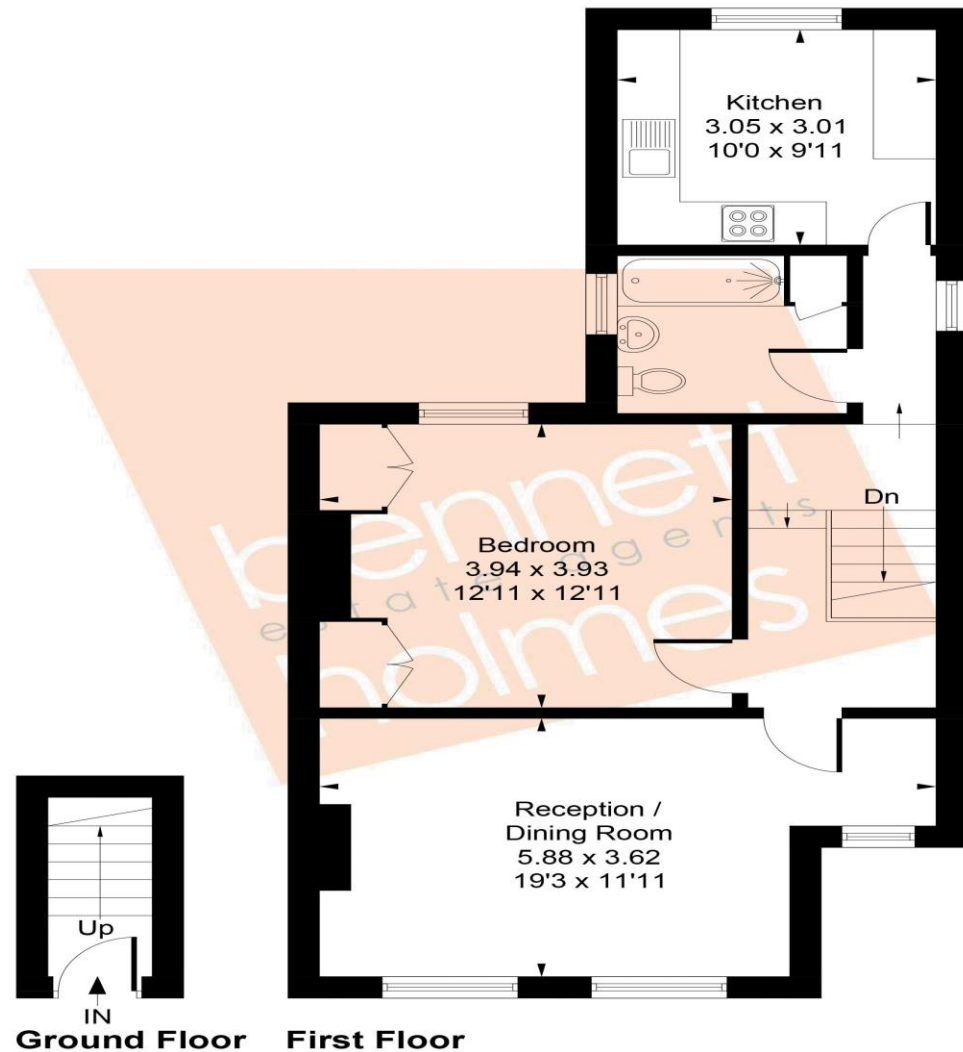


### Wolseley Road

Approximate Gross Internal Area  
Ground Floor = 2.67 sq m / 29 sq ft  
First Floor = 59.26 sq m / 638 sq ft  
Total = 61.93 sq m / 667 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Leasehold - 934 years remaining  
999 years from 24 June 1961  
No service charge  
No ground rent  
Borough of Harrow  
Council Tax Band C- £2,232.06  
EPC- D

NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Wolseley Road Harrow HA3 5RZ

Price Guide: £235,000



Bennett Holmes are pleased to offer this one double bedroom first floor converted flat situated in a residential location in Harrow. The property is located within 0.3 miles to Harrow & Wealdstone main shopping and transport facilities to include the Harrow & Wealdstone Underground Station offering the Bakerloo line tube and the Harrow & Wealdstone mainline station offering the National Rail Line. Local bus routes and schools are also close by. Other benefits include over 900 years remaining on the lease, no service charge or ground rent, gas central heating, double glazing and no upper chain.



- ONE DOUBLE BEDROOM
- FIRST FLOOR
- CONVERTED FLAT
- OVER 900 YEARS REMAINING ON THE LEASE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NO SERVICE CHARGE
- 0.3 MILES TO HARROW & WEALDSTONE HIGH STREET
- NO UPPER CHAIN

**Wolseley Road  
Harrow  
HA3 5RZ**

**Price Guide: £235,000**



### Accommodation

The accommodation briefly comprises a communal front door opening to the flats own front door. Which opens to stairs leading up to the first floor landing with doors to the all rooms; the front aspect living room, the bedroom, the bathroom and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, a four ring gas hob with an overhead extractor hood and integrated electric oven. There is a breakfast bar, plumbing for a washing machine and space for a fridge/ freezer.

Leasehold - 934 years remaining  
999 years from 24 June 1961  
No service charge  
No ground rent

