



## **Essence Apartments, Wealdstone**

**£199,995 Leasehold**

**A stylish ground-floor one-bedroom apartment featuring its own private outdoor space. Ideally situated in the heart of Wealdstone town centre, the property offers excellent access to a wide range of transport links, including Harrow & Wealdstone station (served by the Lioness and Bakerloo lines), as well as superb local shopping amenities. Recently built, the apartment benefits from a long lease and contemporary modern design throughout.**

**Council Tax Band: C**

**EPC Rating: C**

- Ground Floor Flat • One Bedroom • Private Terrace • Long Lease • Close To High Street • Contemporary Design



**Essence Apartments, Wealdstone**

**£199,995 Leasehold**

### **FURTHER DETAILS**

The flat is located on the ground floor of this modern built development. Internally the accommodation comprises of an entrance hallway, that leads to the bathroom, bedroom and kitchen/reception room. Off the reception is access to the terrace.

### **LEASE/SERVICE CHARGE**

The lease is 125 years from the 1st January 2014. The ground rent is £300 pa. The service charge for the period 1st April 2026 to 31st March 2027 is £2,725.22.

### **LOCATION**

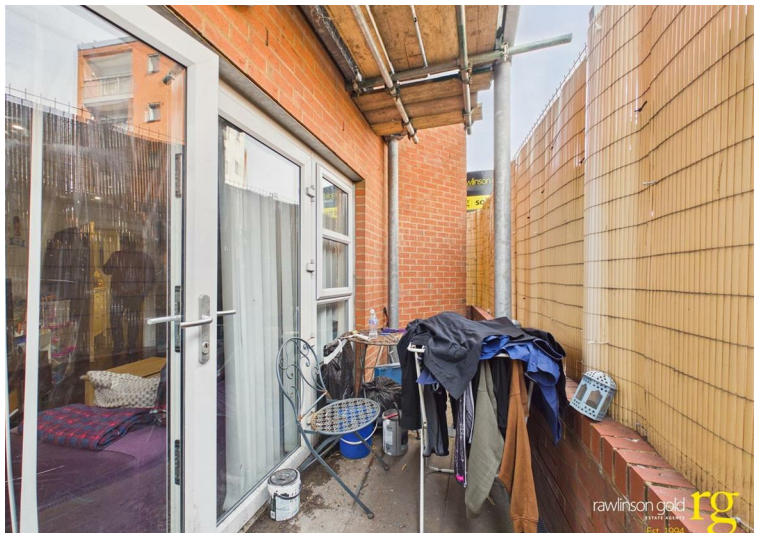
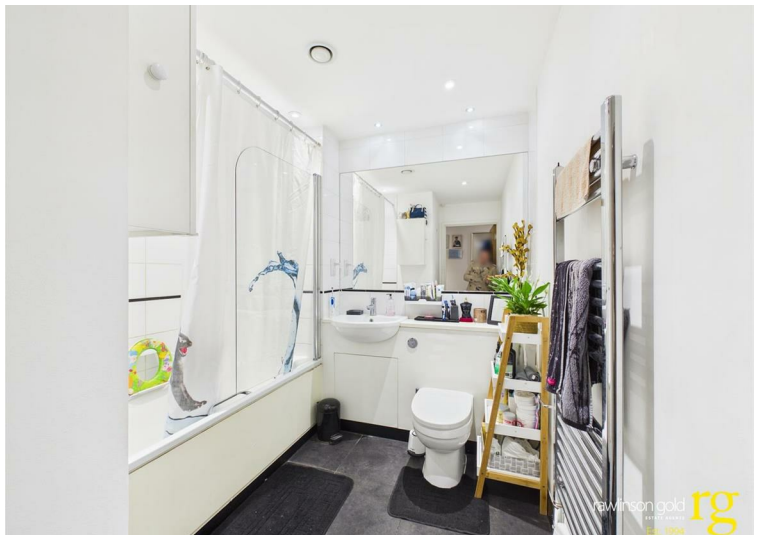
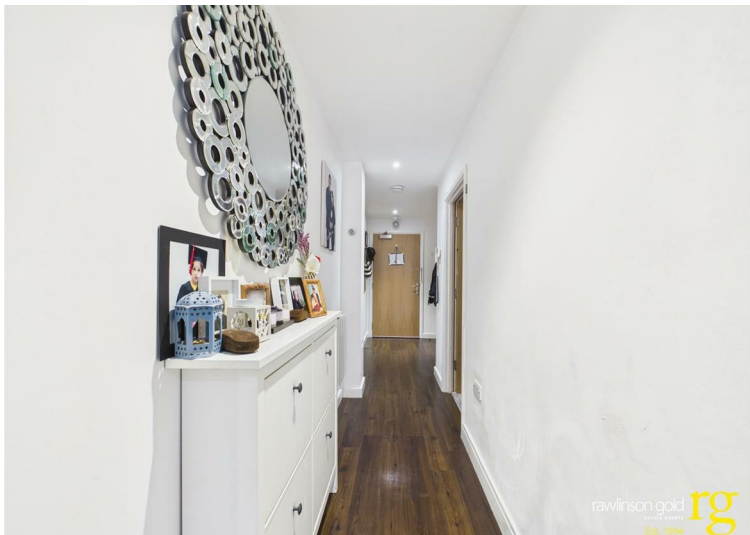
This modern flat is located with Wealdstone's shopping facilities on its doorstep. Harrow & Wealdstone Bakerloo and Lioness Line station is a short distance away, from which fast trains to Euston take under 15 minutes.

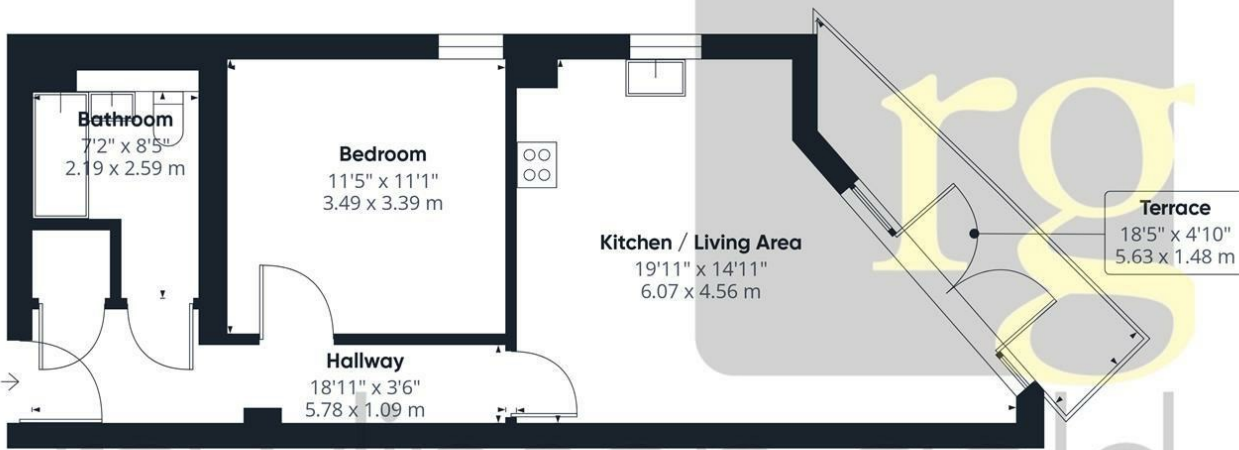
### **CONTACT RAWLINSON GOLD**

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>(1)</sup>**

487 ft<sup>2</sup>  
45.2 m<sup>2</sup>

**Balconies and terraces**

72 ft<sup>2</sup>  
6.7 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.

GIRAFFE360



rawlinson gold