



Warrington Road, Harrow, HA1



FOR SALE £375,000 Share of Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Major Estates are delighted to present this beautiful two double bedroom split-level maisonette, ideally situated on Warrington Road, Harrow HA1. Offering approximately 656 sq. ft. of accommodation across the first and second floors, this stylish home has been finished to a high standard throughout and is perfectly suited to first-time buyers, professionals, and investors alike.

The first floor comprises a welcoming entrance hallway with useful storage cupboards, a bright and spacious open-plan lounge with a contemporary fitted kitchen, creating the perfect space for both everyday living and entertaining. This level also benefits from a generously sized double bedroom.

The second floor features an impressive principal bedroom offering ample space and natural light, together with a modern family bathroom fitted with a stylish three-piece suite and shower over the bath.

Further benefits include gas central heating, double glazing throughout, excellent built-in storage, and a private entrance. Having been recently refurbished, the property is presented in excellent decorative order, allowing any prospective purchaser to move straight in with minimal effort.

Warrington Road is conveniently located within easy reach of Harrow town centre, offering a wide selection of shops, supermarkets, cafés, restaurants, and leisure facilities. Excellent transport links are available via Harrow & Wealdstone Station and Harrow-on-the-Hill Station, providing fast connections into Central London and beyond. The property is also ideally positioned close to a number of well-regarded schools and local parks, making it an excellent choice for a wide range of buyers.

Key Features

- Beautifully refurbished split-level maisonette
- Two generous double bedrooms
- Bright and spacious open-plan lounge/kitchen
- Contemporary fitted kitchen with integrated appliances
- Modern family bathroom
- Private entrance
- Arranged over the first and second floors
- Gas central heating
- Double glazing throughout
- Move-in ready condition
- Ideal first-time purchase or investment
- Walking distance to Harrow town centre
- Excellent transport links via Harrow & Wealdstone and Harrow-on-the-Hill stations
- Close to local amenities, parks, and highly regarded schools
- Share of freehold – 988 years remaining on lease.



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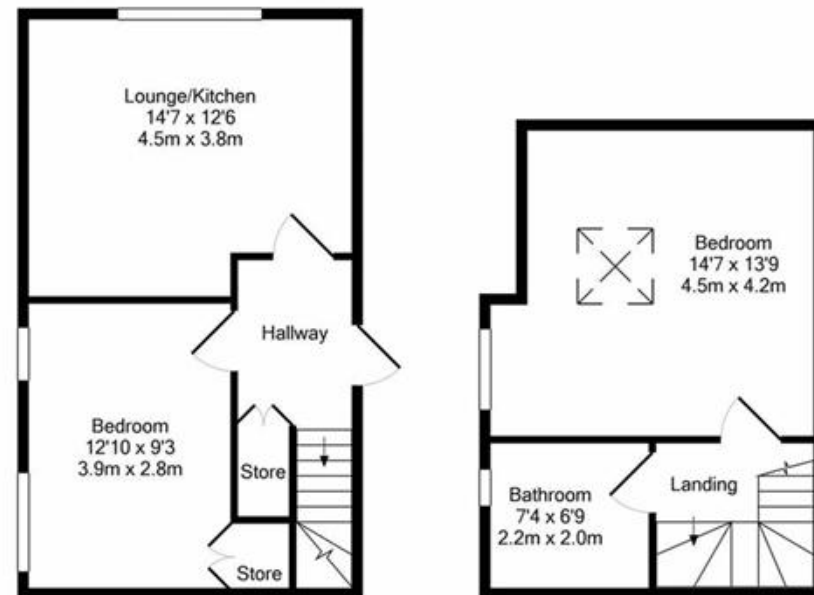


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor
Approx. Floor
Area 370 Sq.Ft.
(34.3 Sq.M.)

2nd Floor
Approx. Floor
Area 287 Sq.Ft.
(26.6 Sq.M.)

Total Approx. Floor Area 656 Sq.Ft. (61.0 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

