Archery Close, Harrow HA3 7RX

£280,000
Leasehold

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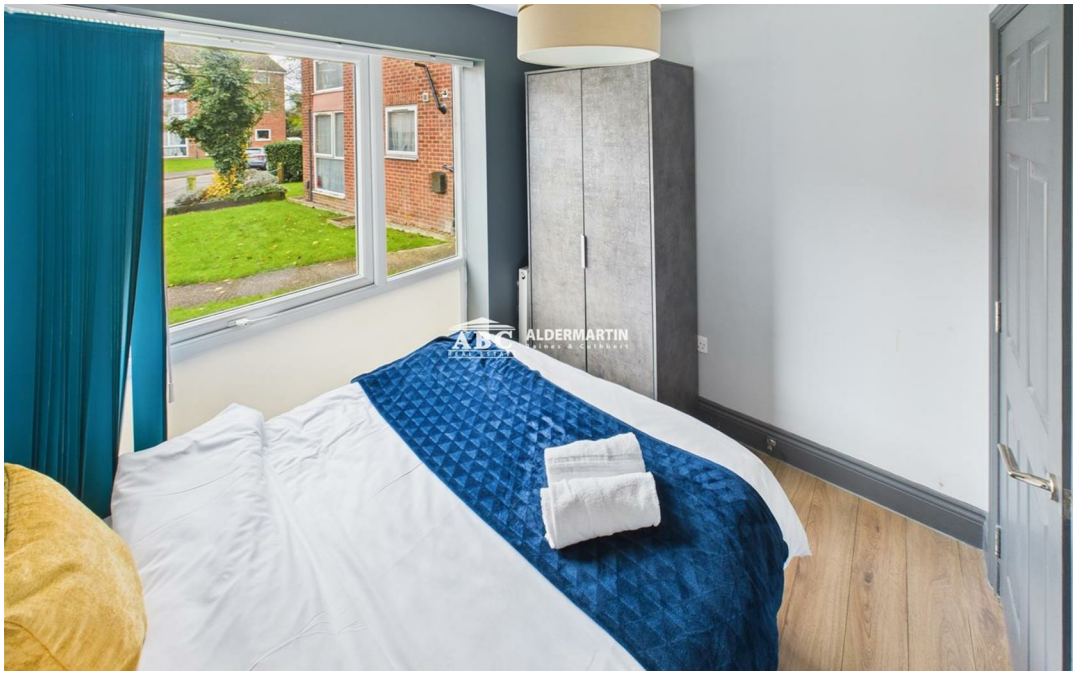
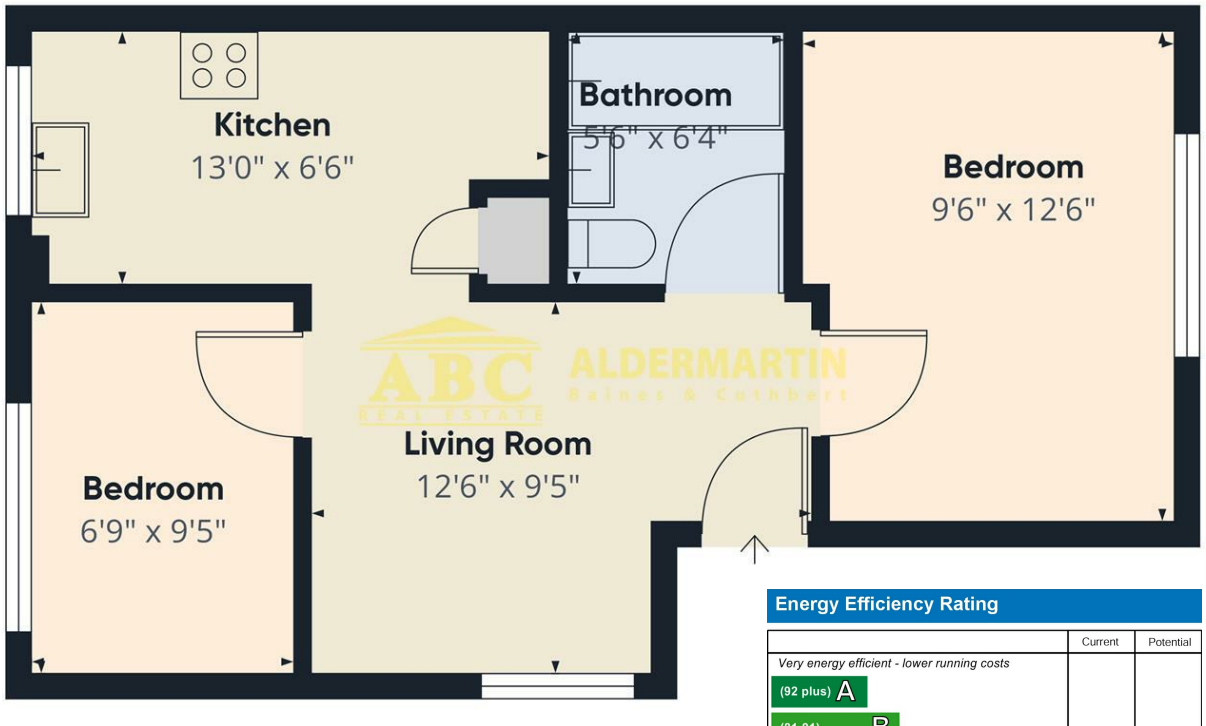
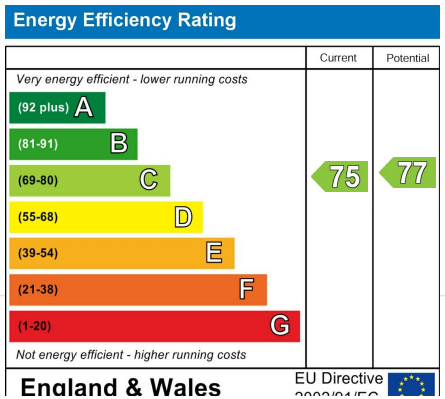


- 2 BED
- NEW BATHROOM + NEW KITCHEN
- NEW BOILER
- EPC RATING C - COUNCIL TAX BAND C
- 145 YEAR LEASE - SERVICE CHARGES ONLY £1,300
- REFURBISHED
- EXTERNAL PARKING
- NEW PARTITION WALLS
- SOLE AGENT





Approximate total area(1)
408 ft²

(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

Situated in Archery Close, Harrow, this charming ground floor flat presents an excellent opportunity for investors seeking strong rental potential or first-time buyers looking for a modern home.

The property spans 408 sq ft and has been reconfigured from a one-bedroom to a two-bedroom layout, significantly enhancing its value and rental appeal.

The flat offers a bright reception room and two well-proportioned bedrooms. Extensive renovation works have been completed by the vendor, including double boarded ply + new plasterboard to walls and ceilings ideal for resistance and noise cancellation, new kitchen and bathroom tiles, and a brand-new fitted kitchen. The boiler, radiators, windows, doors and partition walls have also been fully replaced.

Further benefits include new 10mm underlay with 12mm laminate flooring, allocated parking space, and a convenient 15-minute walk to Harrow & Wealdstone Station. Chain-free and available now.

Estimated rental income: £21,000–£23,000 per annum.

ABC Hendon Sales
0208 203 4567

The Property Ombudsman

ABC REAL ESTATE