



## Dryden Road

Harrow

£275,000

This fantastic one bedroom maisonette is set on the first floor of this house conversion, with a spacious reception room, double bedroom, garden and a superb location.

Dryden Road is located moments from a wide range of local amenities including easy access to Harrow and Wealdstone station which offers unparalleled transport links into central London.

Harrow council tax band C  
Service charge £0  
Ground rent £350 pa  
Leasehold 115 years remaining

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- One bedroom
- First floor
- Garden access
- Modern kitchen
- Close to transport links
- Good sized bedroom



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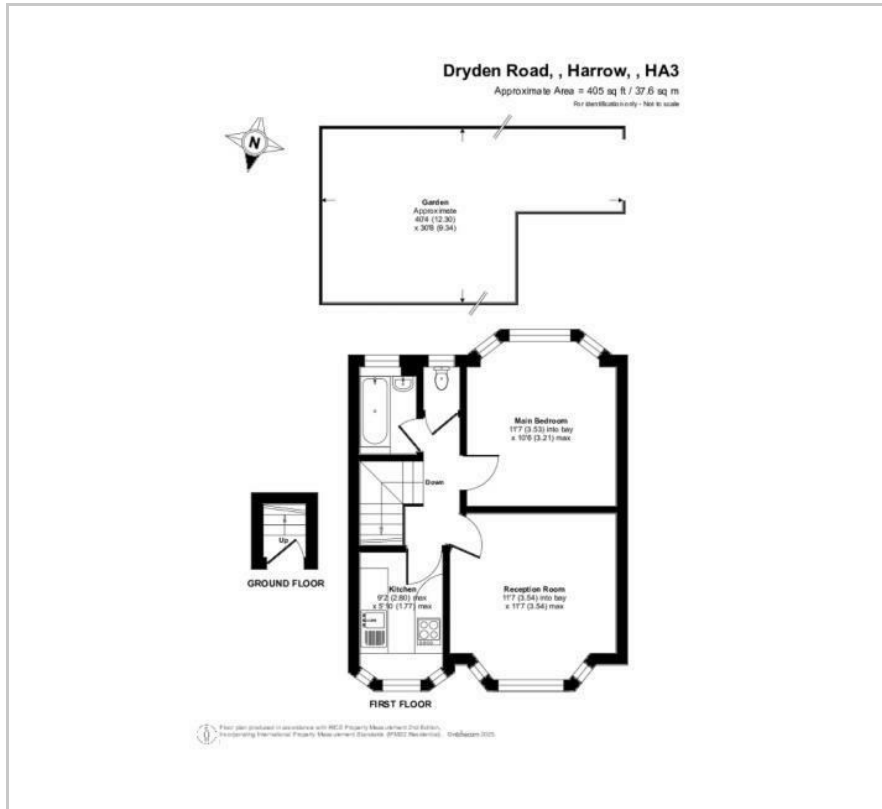
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## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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