



**Grant Road, Wealdstone**

**£325,000 Leasehold**

**A recently refurbished two bedroom first floor flat featuring contemporary styling throughout, with a striking kitchen and superb tiled bathroom. Offered for sale with the benefit of a section of garden and a long lease, the flat is conveniently located for access to excellent transport and shopping facilities including Harrow & Wealdstone Bakerloo and London Overground station. Harrow Leisure Centre and Byron Recreational Ground can also be found nearby.**

**EPC Rating: C**

**Council Tax Band: C**

**• Recently Refurbished Two Bedroom Flat • First Floor • Contemporary Styling • Striking Fitted Kitchen • Superb Tiled Bathroom • Double Glazed Windows • Gas Central Heating System • Rear Section Of Garden • Close To Train Station**





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### **FURTHER INFORMATION**

The accommodation is located on the first floor and comprises of an open plan lounge with a striking modern fitted kitchen, two double bedrooms, and a superb tiled bathroom. Further benefits include double glazed windows, a gas central heating system, rear section of the garden and no upper chain.

### **LEASE DETAILS**

The lease is 110 years from the 8th July 2016. The ground rent for the period 29th September 2024 to 24th March 2025 is £150. The service charge for the period 1st January 2025 to the 31st December 2025 is £1583.05, with an additional £100 towards the reserve fund.

### **LOCATION**

Grant Road runs between High Street, Wealdstone and Byron Road. This property is within walking distance of Harrow & Wealdstone Bakerloo and London Overground station

### **CONTACT RAWLINSON GOLD**

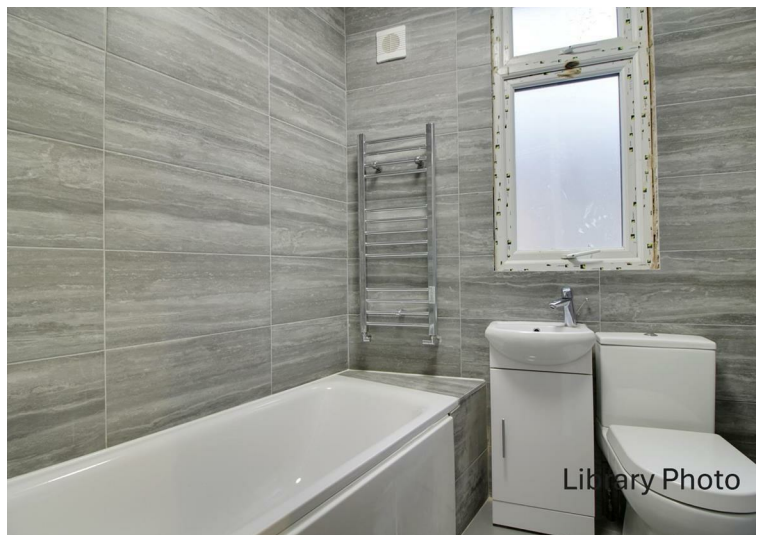
If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).



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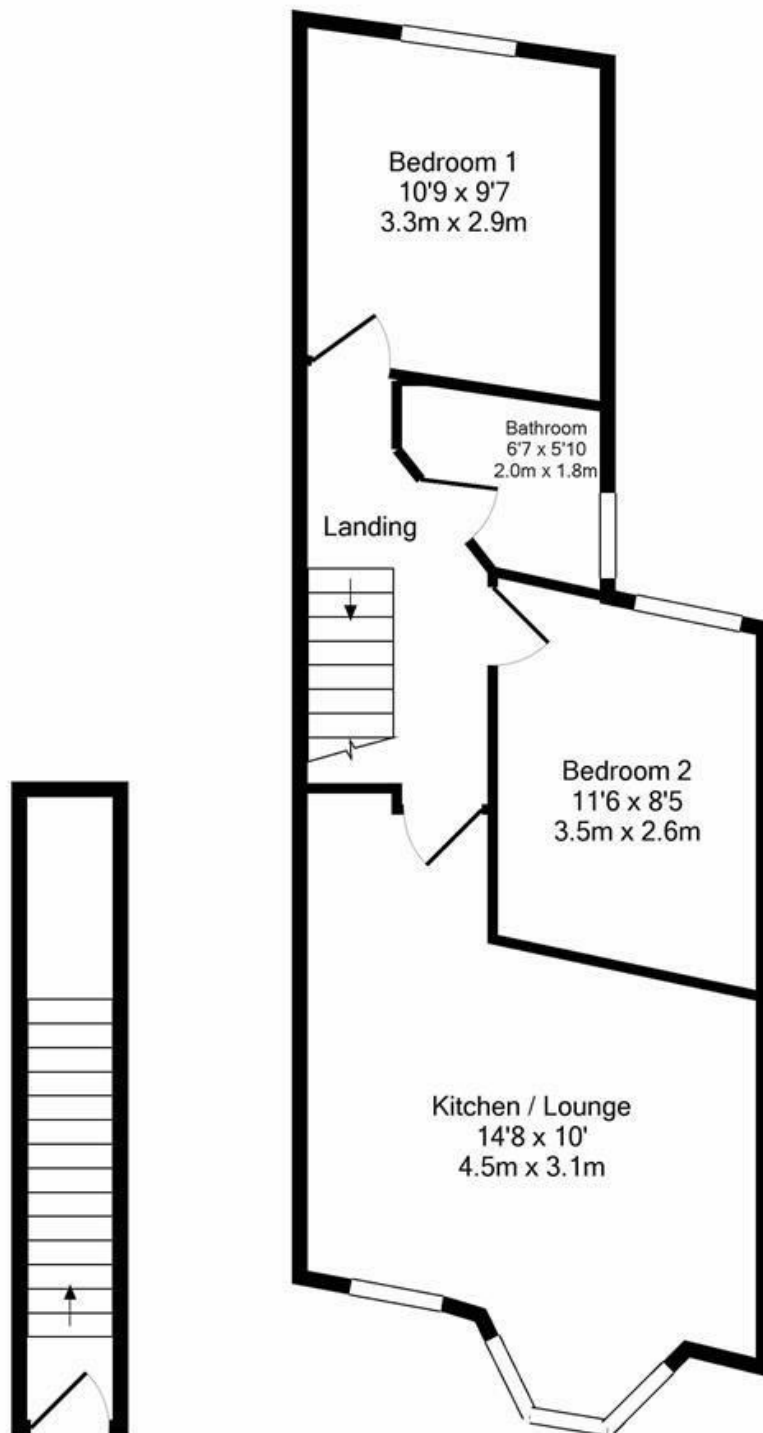
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Ground Floor  
Approx. Floor  
Area 63 Sq.Ft.  
(5.8 Sq.M.)

1st Floor  
Approx. Floor  
Area 502 Sq.Ft.  
(46.7 Sq.M.)

Total Approx. Floor Area 565 Sq.Ft. (52.5 Sq.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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