



## **Sovereign Place, Harrow**

**£250,000 Leasehold**

**A recently decorated one-bedroom first-floor purpose built flat, that is to be sold with the benefit of no upper chain. Ideally located within walking distance of Harrow's town centre and accessible to four train lines, this property would make an ideal investment for rental purposes or a first time purchase.**

**EPC Rating: C  
Council Tax Band: D**

- One bedroom Flat • Purpose Built • First Floor • Town Centre Location • Recently Decorated • No Upper Chain • 100 year Lease



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### **FURTHER DETAILS**

The flat is located on the first floor. Internally the flat comprises of an entrance hall with two storage cupboards, a lounge with a modern kitchen area, a bedroom with built in wardrobes and a white bathroom suite.

### **LEASE/SERVICE CHARGE**

The lease is 125 years from the 6th July 2001. The annual service charge is paid quarterly with Quarter 1, 2025 billed at £451.31. The ground rent is currently £199 per annum.

### **LOCATION**

Sovereign Place is located off Elmgrove Road, close to the junction with Station Road and close to Tesco. This is a short walk into Harrow's town centre where there is a comprehensive selection of shops and restaurants and excellent communication links by bus and from the Metropolitan and Chiltern Line train station. Harrow & Wealdstone station, which provides Bakerloo and London Overground train lines is one mile away.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at [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.





