



## **Bellow House, Gayton Road, Harrow**      **£500,000 Leasehold**

**Offered to the market with no upper chain, this stylish two-bedroom, two-bathroom apartment is ideally situated within easy walking distance of Harrow's bustling town centre and excellent transport facilities. Beautifully presented throughout, the property features contemporary interiors including a sleek white high-gloss kitchen and two modern fully tiled bath/shower rooms. A generously sized balcony provides valuable outdoor space, while further benefits include double glazing and gas central heating for year-round comfort.**

**EPC Rating: B**  
**Council Tax Band: E**

- Modern Two Bedroom Second Floor Apartment • Master Bedroom With En-suite • Family Bathroom • Long Lease • Town Centre Location • No Upper Chain



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### **FURTHER DETAILS**

Located on the second floor floor, with all floors reachable by lift and stairs. Internally the flat comprises of an entrance hall, lounge area, kitchen area, master bedroom with en-suite shower room, second bedroom and family bathroom. Off the lounge is the balcony, and there are communal spaces for all residents to enjoy.

### **LEASE SERVICE CHARGE**

The lease is 250 years from the 24th December 2016. The service charge for the period 1st April 2025 to the 31st March 2026 is £2925.00 plus a reserve fund charge of £339.00. The ground rent for the six month period of the 25th December 2025 to the 24th June 2026 is £236.76 (£473.52 annually).

### **LOCATION**

Bellow House is fabulously located within Harrow's town centre. Here there is a comprehensive selection of shopping and leisure facilities including a multi screen cinema. Also within walking distance is Harrow on the Hill train station where both Metropolitan and Chiltern Line trains take you into London. Many bus routes also emanate from here.

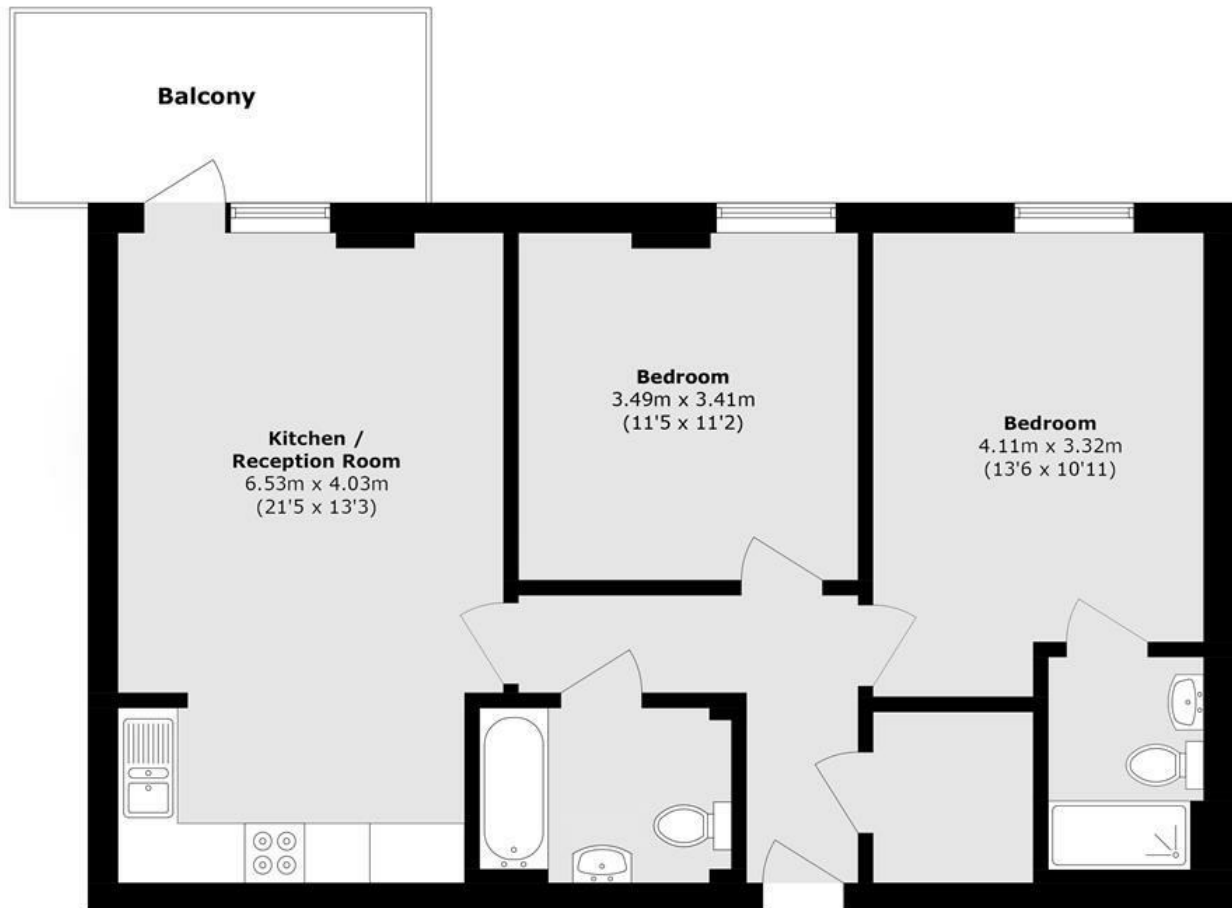
### **CONTACT RAWLINSON GOLD**

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).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Total area (approx.): 71.2 sq. m (766.4 sq. ft)

Balcony area (approx.): 7.8 sq. m (83.9 sq. ft)