



**Herga Road, Wealdstone**

**£325,000 Leasehold**

**A ground floor two bedroom flat with its own private garden to the rear. To be sold with the benefit of a long 993 year lease, and being within a short walk of Harrow and Wealdstone train station makes this an ideal property for a commuter or as a rental investment.**

**EPC Rating; C  
Council Tax Band: TBC**

- Ground Floor Flat • Two Bedrooms • Private Rear Garden • Close To Trains • Long Lease of 900+ Years • Walking Distance To Shops • Summer House/Home Office





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### **FURTHER DETAILS**

The accommodation comprises of an entrance hall, lounge, one double bedroom and one single bedroom, a kitchen/diner and a bathroom. To the rear is a private garden which contains a summer house/home office which could be used for a variety of uses.

### **LEASE DETAILS**

The lease is 999 years from the 29th July 2019. The ground rent is £10 per annum.

### **LOCATION**

Herga Road is located off Masons Avenue. Harrow & Wealdstone train station is within a few minutes walk which provides Bakerloo, London Overground, West Midlands and Southern train lines with connections to London, East Croydon and Milton Keynes. Shopping facilities within the High Street are extensive and this is complimented by an array of eating destinations.

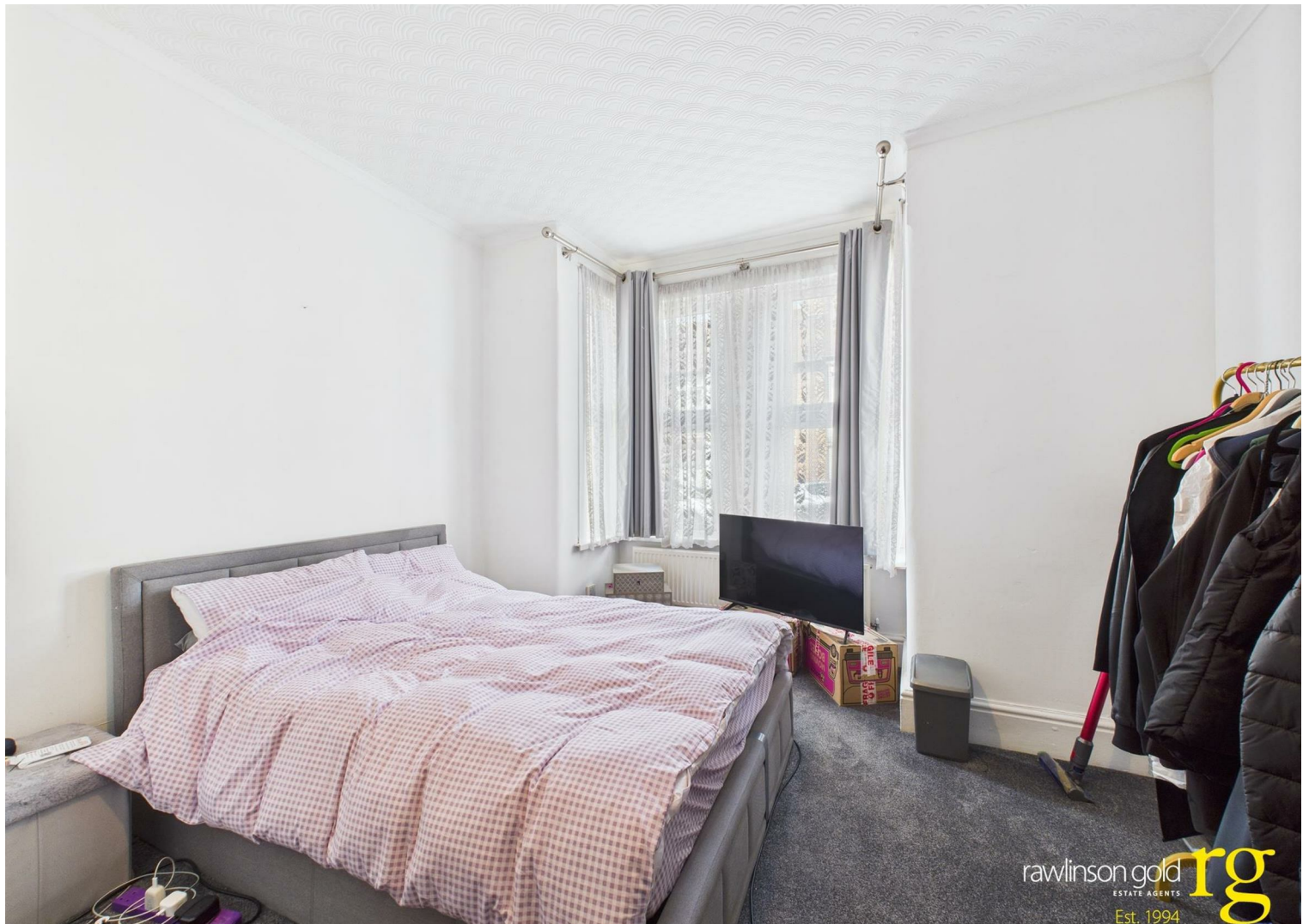
### **CONTACT RAWLINSON GOLD**

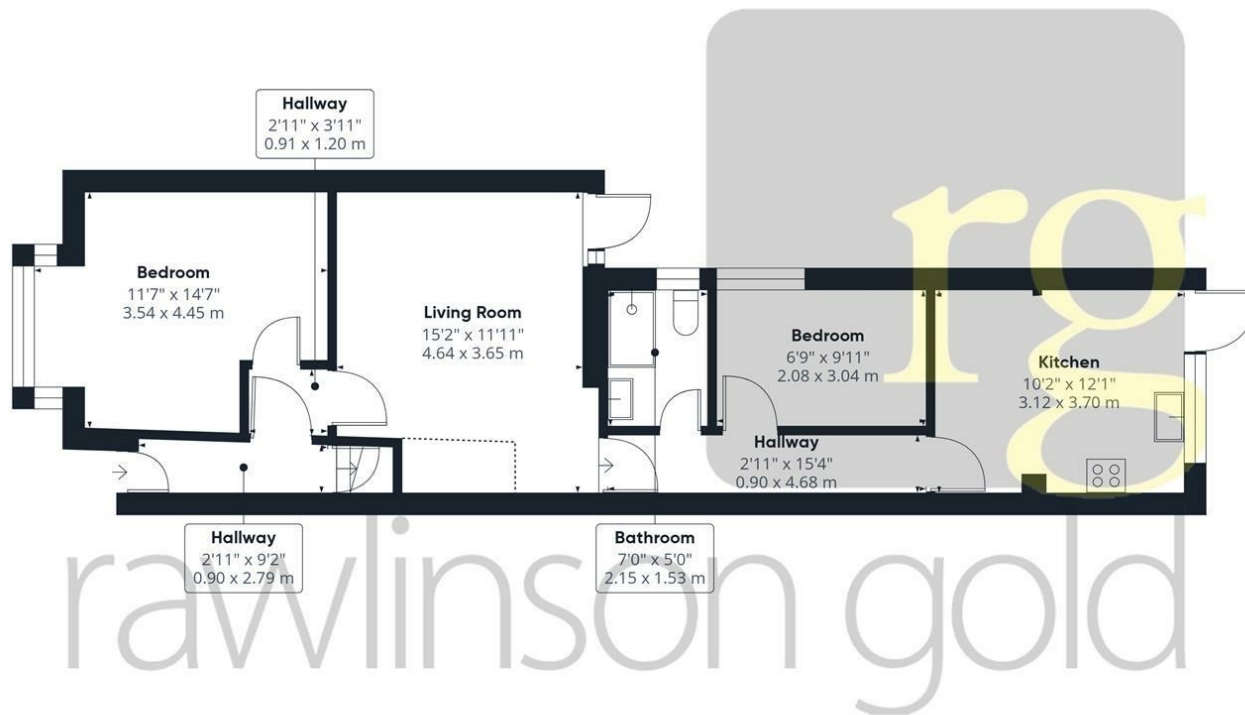
If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

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







**Approximate total area<sup>m</sup>**

642 ft<sup>2</sup>  
59.5 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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