



High Street, Wealdstone, Harrow

£325,000 Leasehold

We are pleased to offer for sale this superb modern two bedroom purpose built flat located on the top floor, which is to be sold with no upper chain. Built circa 2014, the flat provides spacious accommodation with contemporary styling and modern fixtures, fittings and decor throughout. Located within close proximity to excellent transport and shopping facilities including Harrow & Wealdstone Bakerloo and Lioness train station.

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

- Modern Purpose Built Flat • Two Bedrooms • En-Suite To Master Bedroom • Further Bathroom • Balcony • No Upper Chain • Close To Bakerloo & Lioness Train Station



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FURTHER DETAILS

The accommodation is found on the top floor of this recently built development. The flat is accessed via an entry phone system and there is lift access to all floors. Inside the flat there is a private hallway leading to the lounge which has a balcony. The modern fitted kitchen is off the lounge. There are two double bedrooms, the master bedroom having an en suite shower room and a further family bathroom.

LEASE/SERVICE CHARGE

The lease is 125 Years from the 1st January 2014. The Ground Rent is £350 per annum and the service charge is currently £2314.84 per annum.

LOCATION

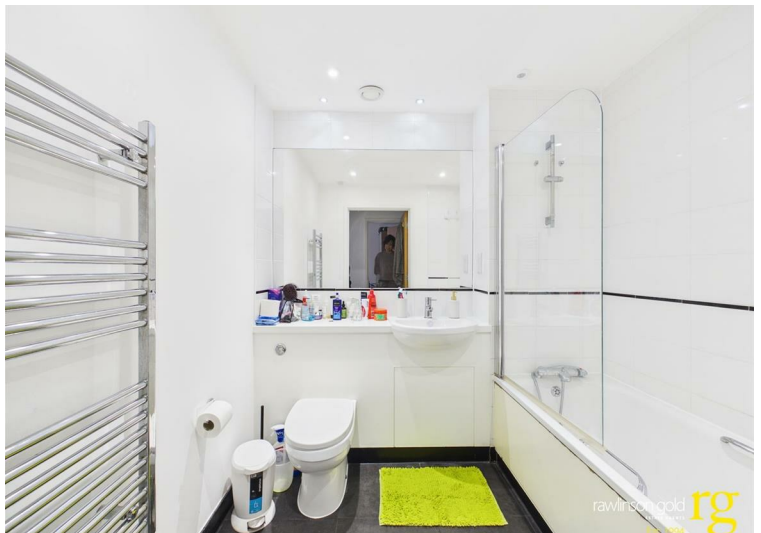
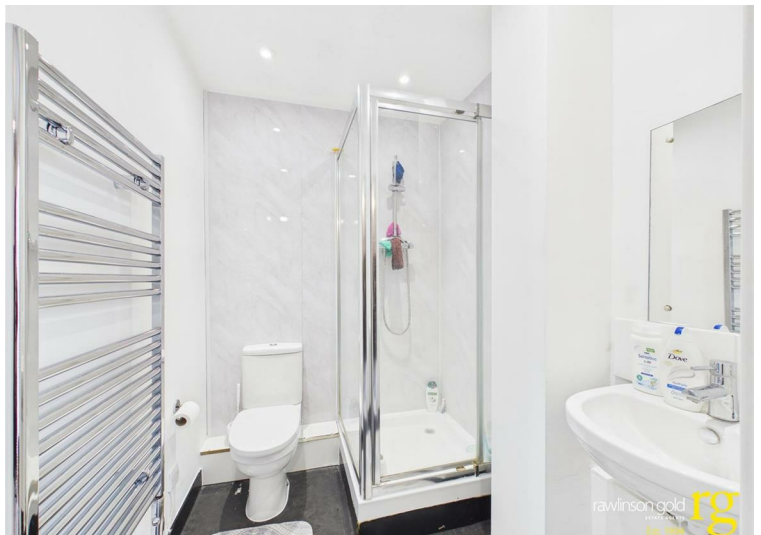
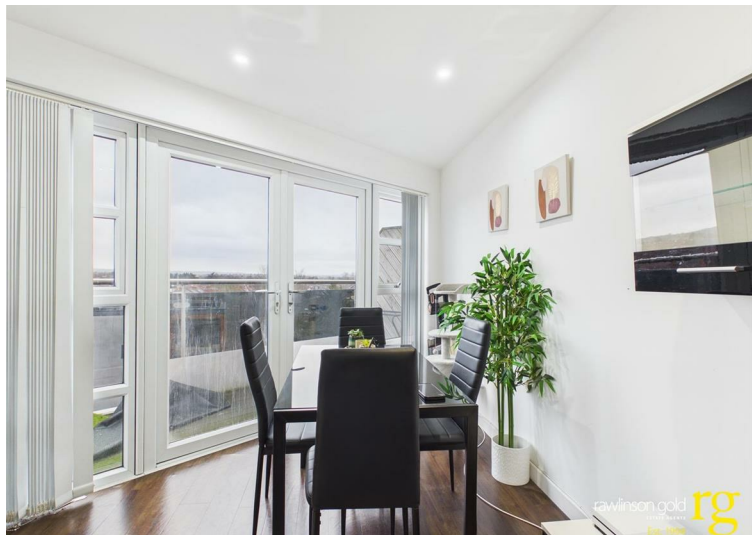
This modern flat is located with Wealdstone's shopping facilities on its doorstep. Harrow & Wealdstone Bakerloo and Lioness Line station is a short distance away, from which fast trains to Euston take under 15 minutes.

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.

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⁽¹⁾

755 ft²
70.1 m²

Balconies and terraces

51 ft²
4.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

