



Sheepcote Road, Harrow

£350,000 Leasehold

Located in Harrow's town centre is this spacious second floor, two double bedroom flat that is to be sold with no upper chain, a 945 year lease and a share of the freehold. Within walking distance of this property is Harrow on the Hill station with Metropolitan and Chiltern Line trains into London and the extensive shopping and leisure facilities that Harrow has to offer.

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

- Second Floor Flat • Central Harrow Location • Two Bedrooms • No Upper Chain • Share of Freehold • 900+ Year Lease • Residents Parking



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FURTHER DETAILS

The flat is located on the first floor of this town centre development, all floors are accessed by stairs. Internally the flat comprises of an entrance hall, lounge, modern kitchen, two bedrooms, a white bathroom and a separate W.C. Outside there are communal gardens and residents parking.

LOCATION

Gayton Court is located on the corner of Gayton Road and Sheepcote Road. This is a short walk from Harrow on the Hill Metropolitan and Chiltern Line train station. Opposite is Harrow High School and also within walking distance is Northwick Park Hospital and several supermarkets including Tesco.

LEASE/SERVICE CHARGE

The lease is 999 years from 25th March 1972. The Ground Rent is £50 per annum. The service charge for the period 1st January 2026 to the 31st December 2026 is £4,969.38. This includes an exceptional reserve fund contribution of £2,871.00 which is to cover the installation of new fire doors

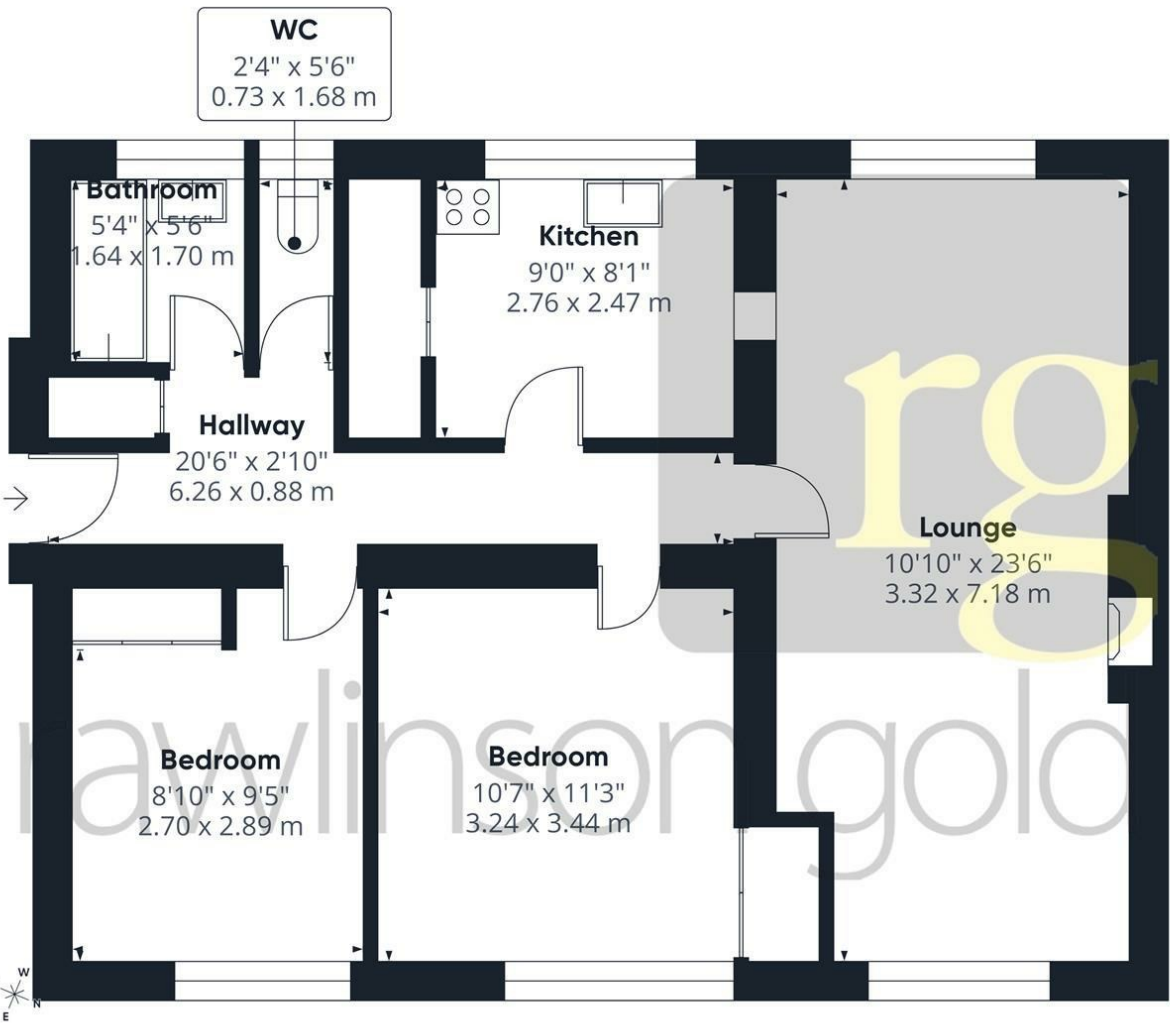
CONTACT RAWLINSON GOLD

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^m
696 ft²
64.5 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.