



**Elmgrove Road, Harrow**

**£399,950 Leasehold - Share**

Rawlinson Gold are delighted to present this recently refurbished, immaculately maintained ground floor apartment. Situated in a prime location, this property offers convenient access to major transportation hubs, including the Metropolitan, Bakerloo, London Overground, and Chiltern line trains, ensuring seamless connections to central London and beyond.

Featuring two spacious double bedrooms, an open-plan living / kitchen area, a family bathroom and an additional w/c, this apartment also includes a share of the freehold and is available with no upper chain.

It represents an exceptional opportunity for first-time buyers.

EPC Rating: C  
Council Tax Band: D

• Chain Free • Share of Freehold • Two Double Bedroom Apartment • Spacious Open-Plan Living/Kitchen Area • Bathroom and Additional W/C • Double Glazed Windows • Gas Central Heating System • Residents Parking • Town Centre Location • Close to Transport Links



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### **FURTHER DETAILS**

Entry is by a secure entry-phone system and this flat is located on the ground floor. Internally the flat comprises of a hallway, open-plan living / kitchen area, two spacious double bedrooms with built-in wardrobes, a family bathroom and an additional W/C. To the front there is some residents parking.

### **LEASE DETAILS**

To be sold with a share of the freehold. The lease is 125 years from 27th January 2017. The service charge is £1,200. The ground rent is £100 per annum.

### **LOCATION**

Fitzgerald House is situated on Elmgrove Road, which is located in the heart of Harrow's town centre. Here there is a comprehensive selection of shopping, dining and leisure facilities, including a multi screen cinema. Also within walking distance is Harrow on the Hill's Metropolitan and Chiltern Line train station and Harrow & Wealdstone's Bakerloo and London Overground train station, providing quick and easy access into Central London.

### **FREE MARKET APPRAISAL**

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

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)



