



ESTATE & LETTINGS AGENTS

Peel Road, Harrow, HA3



FOR SALE £275,000 Leasehold

Major Estates are pleased to bring to the market this fantastic one-bedroom ground floor maisonette. The apartment had undergone a full refurbishment (including new electrics and plumbing) and is in superb condition. The property has a warm welcoming hallway, front aspect bedroom with bay double glazed window, reception room, fitted kitchen and bathroom with walk in shower. To the rear of the flat you have a large garden (approx 75'). There is a long lease and no service charge. Would suit first time buyers or investors who can achieve a great return on investment. Located within a few minutes' walk to Harrow/Wealdstone Station and Wealdstone High Street.

- One Bedroom
- Chain Free
- Ground Floor Garden Flat
- 'Move In' Condition
- Long Lease
- Walking Distance To Harrow/Wealdstone Station

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Hallway:

Laminated wood flooring, leading to bedroom and reception room.

Bedroom:

4.65m (15' 3") x 3.33m (10' 11")

Double glazed bay window to front aspect, 2 x radiator's, laminated wood flooring and power points(with usb charging).



Reception Room:

4.42m (14' 6") x 3.73m (11' 3")

Double glazed window to rear aspect, radiator, laminated wood flooring, Tv point, telephone point and power points.



Kitchen:

2.79m (9' 2") x 2.79m (9' 2")

Double glazed window to side aspect, radiator, tiled flooring, units to eye and base level, work top surfaces, sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, gas hob with oven below and extractor fan above, double glazed door to side aspect, inbuilt speakers to the ceiling and power points (with usb charging).



Bathroom:

2.58m (8' 49") x 2.01m (6' 62")

Double glazed windows to rear aspect, heated towel rail, tiled flooring, walk in shower with 2 shower heads, low level WC, hand wash basin with mixer tap, extractor fan, in built speakers to ceiling, storage cupboard with plumbing for washing machine and wall mounted boiler.



Garden:

Approx 75'

With paved area and rest laid to lawn and wooden garden shed.



Front:

Paved area.

Tenure:

Leasehold

Local Authority:

London Borough Harrow

Lease:

123 year's remaining

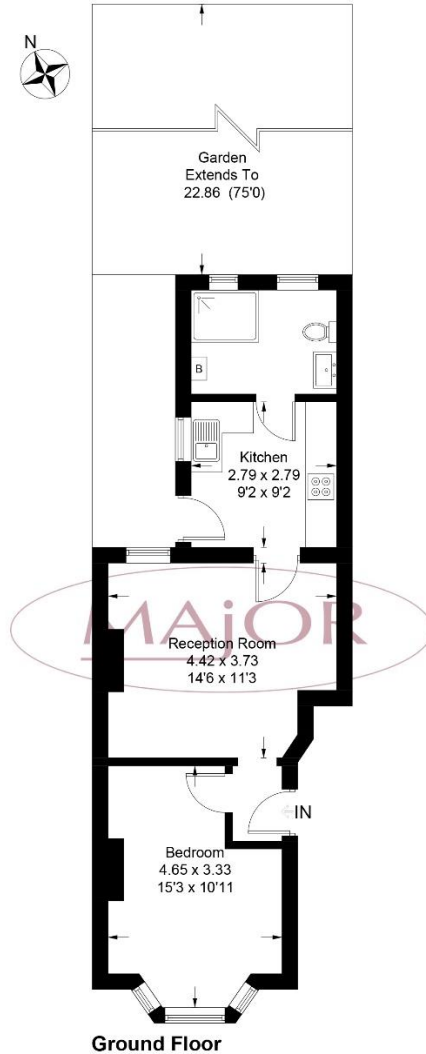
Service Charge:

No Service Charge

Ground Rent:

£200.00 per year

Floor Plan



Ground Floor

Approximate Gross Internal Area = 45.4 sq m / 489 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID739616)

EPC:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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