



*ESTATE & LETTINGS AGENTS*

## Wistram Court, Canning Road, Harrow, HA3



### FOR SALE - £299,950 OIEO LEASEHOLD

Major Estates bring to the market this ground floor 2 bed 2 bath apartment. Wistram Court is a modern building with well maintained communal gardens and allocated parking along with visitor parking bays.

The property briefly comprises hallway, living room, master bedroom with en-suite shower room, bedroom two(double), fitted kitchen and modern bathroom.

Located close to Wealdstone High Street and within a few minutes' walk of Harrow and Wealdstone underground and overground station.

- \* Two Bedrooms
- \* Two Bathrooms
- \* Allocated Parking -1 Car
- \* Communal Garden

- \* Fitted Kitchen
- \* Living Room
- \* 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

**Main Communal Entrance:**

Via double glazed security door into communal hallway, fitted carpet.

**Entrance:**

Wooden door leading to hallway.

**Hallway:**

Radiator, 2 x storage cupboards, laminated wood flooring with access to 2 bedrooms, bathroom, kitchen and living room.

**Living Room:**

4.07m x 3.70m (13' 35" x 12' 15")

Double glazed window to side aspect, radiator, laminated wood flooring, TV point, and power points.



**Kitchen:**

3.01m x 2.68m (9' 88" x 8' 80")

Double glazed window to front aspect, radiator, tiled flooring, wall mounted boiler, stainless steel sink unit with mixer tap, space for hob/oven, plumbing for washing machine, space for dryer and power points.



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**Bedroom 1:**

3.96m x 2.75m (13' 01" x 9' 05")

Double glazed window to side aspect, radiator, fitted wardrobe, laminated wood flooring, power points and door to en-suite.



**En-Suite:**

Tiled flooring, heated towel rail, shower enclosure with electric shower, hand wash basin with mixer tap, low level Wc and extractor fan.



**Bedroom 2:**

3.90m x 2.79m (13' 41" x 8' 34")

Double glazed window to side aspect, 2 x fitted wardrobes, radiator, laminated wood flooring and power points.



**Bathroom:**

Tiled flooring, heated towel rail, shower enclosure with shower attachment, hand wash basin with mixer tap, extractor fan and low level WC.



**Parking:** Allocated parking space, 4 x guest parking spaces available.

**Lease:** This property benefits from a lease of approximately 75 years.

**Service Charge:** Approximately £116.00 per month

**Ground Rent:** None.

**Borough:** Borough of Harrow

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

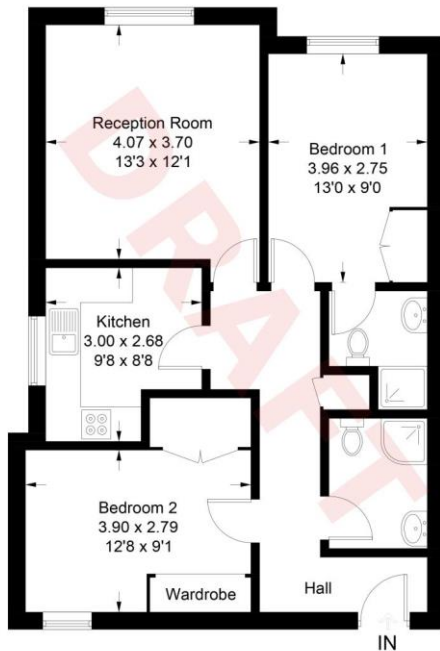
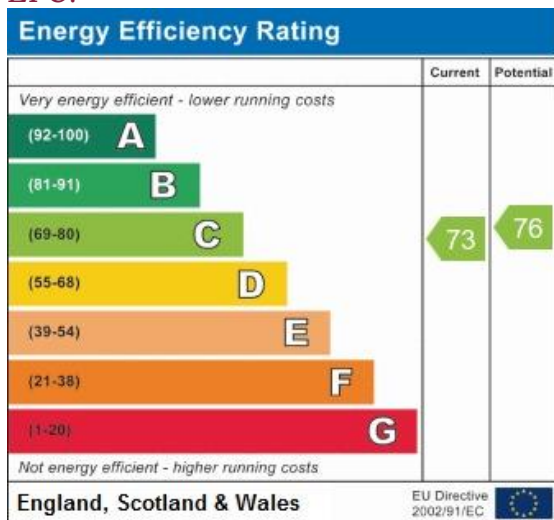


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID776221)

**EPC:**



Address:  
Wistram Ct, HA3

Disclaimer

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#### 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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