



*ESTATE & LETTINGS AGENTS*

**Birchfield, Palmerstone Road, Harrow, HA3**



**FOR SALE £190,000 Leasehold**

Available for sale is this lovely first floor purpose built studio flat. The flat comprises: hallway with entry phone system, studio room with open plan modern kitchen and bathroom. Benefitting from double glazed windows, gas central heating and lift in the block. The property has a long lease and is chain free. Located within a few minutes' walk to Harrow/Wealdstone Station and Wealdstone High Street.

Would suit a first time buyer or investor. Chain free.

- Studio Flat
- Chain Free
- First Floor
- Lift In Block
- 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, storage cupboard with shelf, wall mounted entry phone system, wall mounted electric fuse box, leading to bathroom and studio room.

**Studio Room:**

4.77m (15' 65) x 3.60m (11' 82)

Double glazed window to front aspect, double glazed double door with Juliet balcony, radiator, laminated wood flooring and power points.



**Kitchen:**

2.27m (6' 96) x 2.12m (6' 96)

Units to eye and base level, work top surfaces, stainless steel sink unit with tap, gas hob with oven below and extractor fan above, wall mounted boiler, laminated wood flooring and plumbing for washing machine.



**Bathroom:**

2.01m (6' 60) x 1.62m (5' 32)

Radiator, tiled flooring, shower enclosure, hand wash basin with mixer tap, low level WC and extractor fan.



**Tenure:**

Leasehold

**Local Authority:**

London Borough Harrow

**Lease:**

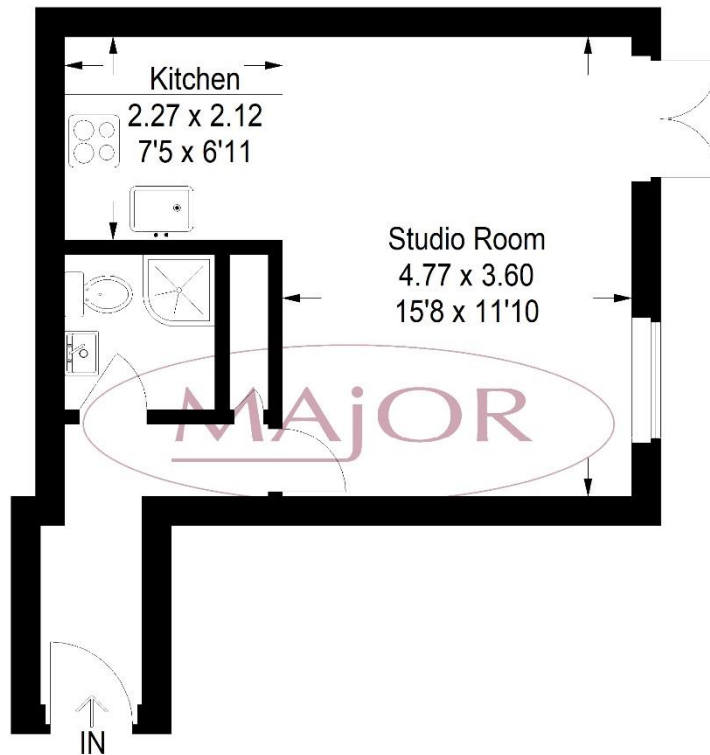
113 year's remaining TBC

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**Service Charge:**  
£123.00 per month TBC

**Ground Rent:**  
£100.00 per year

## Floor Plan



Approximate Gross Internal Area  
30.4 sq m / 327 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID789160)

**EPC:**  
To Follow

**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**

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