



*ESTATE & LETTINGS AGENTS*

**Warrington Road, Harrow, HA1**



### **FOR SALE £289,950 LEASEHOLD**

Major Estates are delighted to offer for sale this 2-bedroom larger than average first floor maisonette. The property does require updating but comes with the potential to convert the loft space into a bedroom with En-suite (subject to planning/consent of freeholder).

The property comprises of 2 bedrooms, front aspect living room with feature fireplace, fitted kitchen and bathroom. There is access to the loft space (very good size) from the hallway and the property benefits from having double glazed windows and one parking space in the driveway.

Located in a popular residential location which is within walking distance to Harrow On The Hill transport and shopping facilities. The property would be ideal for investors, developers or first time buyers.

- Two Bedroom's
- First Floor
- Large Loft Space
- No Service Charge
- One Parking Space
- Potential for 3<sup>rd</sup> Bedroom(STPP)

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

**Entrance:**

Wooden door, carpeted stairs to first floor.

**Hallway:**

Carpeted flooring, storage cupboard, access to loft and doors leading to bedrooms 1 and 2, bathroom, kitchen and reception room.

**Living Room:**

4.74m x 4.06m (15' 56) x (13' 33)

Double glazed window to front aspect, feature fire place(not tested), carpeted flooring and power points.



**Kitchen:**

4.07m x 2.43m (13' 37 x 7' 97)

Units to base level, work top surface, stainless steel sink unit with taps, vinyl flooring, space for oven, double glazed window to rear aspect.

**Bedroom 1:**

5.88m x 2.87m (19' 31 x 9' 43)

Double glazed window to rear aspect, feature fire place(not tested),carpeted flooring and power points.

**Bedroom 2:**

3.49m x 2.12.m (11' 46 x 6' 98)

Double glazed window to front aspect, carpeted flooring and power points.





**Bathroom:**

Split level bathroom, tiled inset bath tub, thermostatic shower, low level WC, hand wash basin with taps, carpeted flooring, double glazed window to side aspect.





**Loft:**

Floorboards, ladder coming down from loft hatch.

**Parking:**

One allocated parking space in the driveway.

**Tenure:**

Leasehold, 57 Years remaining TBC

**Service Charge:**

£0.00

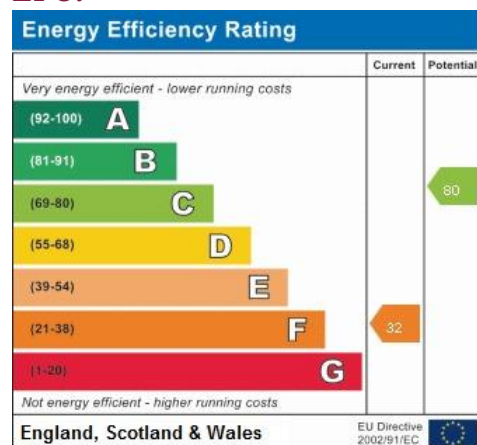
**Ground Rent:**

TBC

**Local Authority:**

Harrow

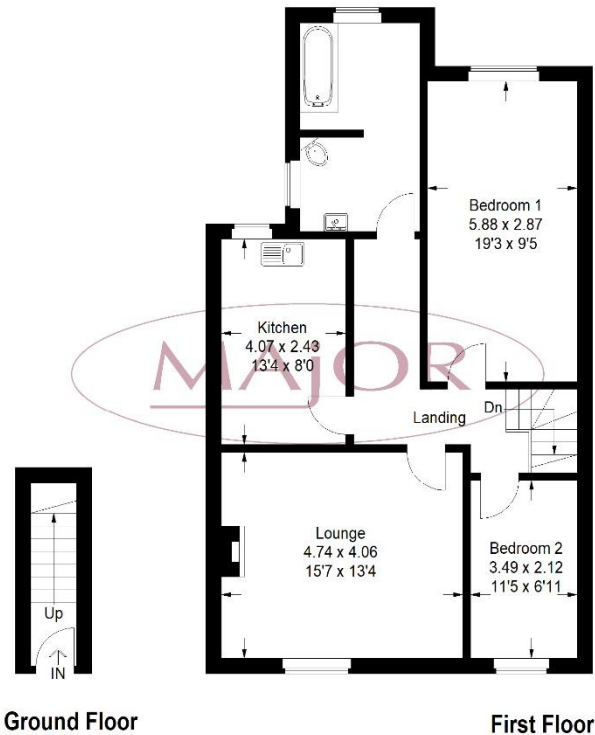
**EPC:**



Address:  
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## Floor Plan



Approximate Gross Internal Area  
80.6 sq m / 867 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID799447)

### 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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