



ESTATE & LETTINGS AGENTS

Birchfield, Palmerstone Road, Harrow, HA3



FOR SALE £260,000 Leasehold

Calling all investors!! Rarely available 2 bedroom top floor apartment in a sought after development. The flat is currently rented out for an annual rent of £15,000 and would suit a buy to let investor. With a lift in the block this top floor flat comprises hallway, open plan living room/kitchen, 2 bedroom, bathroom and balcony. Located within a few minutes' walk to Harrow/Wealdstone Station and Wealdstone High Street.

Chain free.

- Suits Investors
- Chain Free
- Top 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, wall mounted entry phone system, wall mounted electric fuse box, leading to living room/kitchen, both bedroom and bathroom.

Open Plan Living Room/Kitchen:

Living Room Area, 4.33m (14' 21) x 2.10m (6' 90)

Double glazed window to side aspect, 2 x radiators, vinyl flooring, power points, tv point and power points.



Kitchen Area 3.01m (9' 89) x 2.16m (7' 09)

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, vinyl flooring, plumbing for washing machine, double glazed double doors to balcony and power points.



Bedroom 1:

3.90m (12' 82) x 2.67m (8' 76)

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



Bedroom 2:

2.69m (8' 84) x 2.55m (8' 39)

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



Bathroom:

Radiator, vinyl flooring, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level WC and extractor fan.



Parking:

One parking space.

Tenure:

Leasehold

Local Authority:

London Borough Harrow

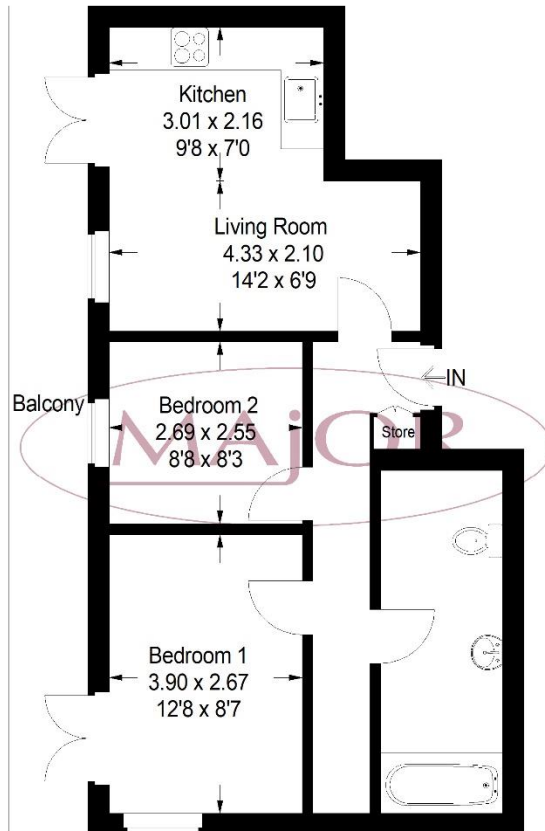
Lease:

112 year's remaining TBC

Service Charge:
£150.00 per month TBC

Ground Rent:
£200.00 per year

Floor Plan



Approximate Gross Internal Area
51.2 sq m / 551 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © (ID820404)

EPC:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C	??	??	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
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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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