



*ESTATE & LETTINGS AGENTS*

The Hollies, Christchurch Avenue, Harrow, HA3



**FOR SALE £275,000 Offer Over Leasehold**

A great opportunity for first time buyers or investors to purchase this lovely one bedroom ground floor maisonette. Internally the apartment comprises hallway, living room with arch to the fitted kitchen, bedroom with fitted wardrobes and bathroom. To the rear you have doors with direct access to the communal gardens.

Located in a quite cul-de-sac off Christchurch Avenue with Harrow & Wealdstone station being within a 10 minute walk and the shops and restaurants of Wealdstone a similar distance.

- One Bedroom
- Chain Free
- Ground Floor Maisonette
- Residents Parking
- Communal Gardens
- Low Service Charge

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)

**Hallway:**

Tiled flooring, wall mounted electric heater and 2 storage cupboards.

**Living Room:**

4.68m (15' 35) x 2.75m (9' 02)

Double glazed window to rear aspect, double glazed door to communal garden, wall mounted electric heater, laminated wood flooring and power points.



**Kitchen:**

2.72m (8' 92) x 1.68m (5' 51)

Units to eye and base level, work top surfaces, double glazed window to rear aspect, vinyl flooring, stainless steel sink unit with mixer tap, space for hob/oven, plumbing for washing machine and power points.



**Bedroom 1:**

3.11m (10' 20) x 2.59m (8' 49)

Double glazed window to front aspect, laminated wood flooring, wall mounted electric heater, fitted wardrobe and power points.



**Bathroom:**

Vinyl flooring, radiator, tile enclosed bath tub with taps, hand wash basin with moxer tap, low level WC and extractor fan.



**Communal Gardens:**

Mainly laid to lawn.





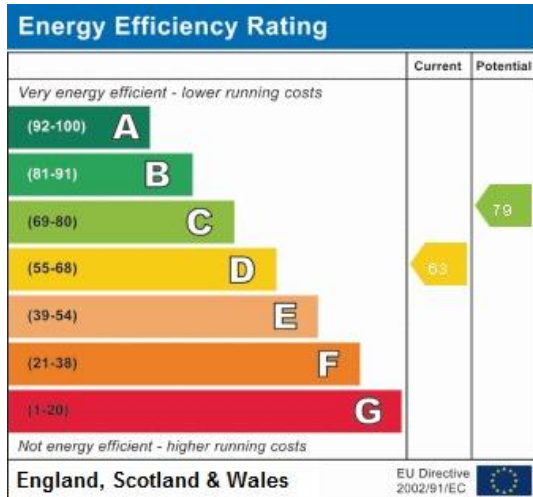
**Tenure:**  
Leasehold

**Lease:**  
92 year's remaining TBC

**Service Charge:**  
£420.00 per Year TBC

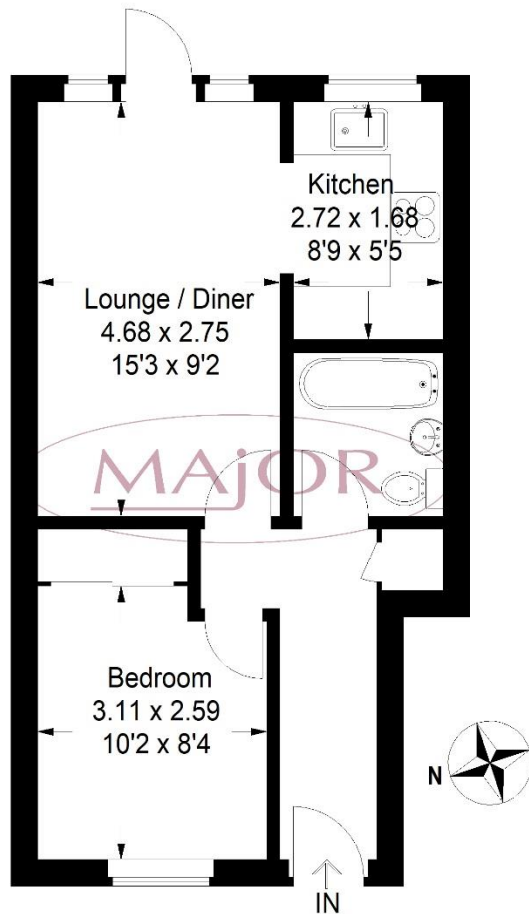
**Ground Rent:**  
£200.00 per year

**EPC:**



Address:  
The Hollies, HA3

# Floor Plan



## Ground Floor

Approximate Gross Internal Area = 37.6 sq m / 405 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID870810)

### 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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