



ESTATE & LETTINGS AGENTS

Ladysmith Road, Harrow, HA3



FOR SALE - £249,950. LEASEHOLD

Newly refurbished split-level one-bedroom maisonette positioned for Schools, local shops and transport links (including Bakerloo Line and British Rail) Station. The property is in a good decorative order and would make an ideal first-time purchase and an internal inspection is highly advised.

- One bedroom
- Double glazed windows
- Gas central Heating
- One car parking space
- Open Plan Kitchen
- Bathroom/WC
- Rear garden
- No chain

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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ENTRANCE:

Through wooden door into the ground floor entrance.

OPEN PLAN KITCHEN:

8.142m (26.71ft) x 3.370m (11.06ft)

LOUNGE:

3.279m (10.76ft) x 3.085m (10.12ft)

Rear aspect double glazed window, radiator, laminate flooring, power point, television point and TV points. Patio to the garden



KITCHEN AREA:

4.765m (15.63ft) x 3.370m (11.06ft)

Front aspect double glazed window, radiator laminate flooring, partly tiled walls, fitted kitchen, stainless steel sink with mixer tap, power point, space for fridge / freezer, gas hob, oven. Plumbed for washing machine and dish washer. Original polished wooden stairs to the first floor.



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FIRST FLOOR LANDING:

Original polished wooden stairs to the first floor, rear aspect double glazed window. Doors to the bedroom and bathroom / WC.



BEDROOM:

3.089m (10.13ft) x 2.888m (9.48ft)

Rear aspect double glazed window, radiator, carpet flooring, airing cupboard housing gas central heating boiler, power point.

BATHROOM:

Side aspect double glazed window, radiator, laminate flooring, 3-piece suite comprising bath tub with mixer tap, hand wash basin with single taps and a low - level WC.

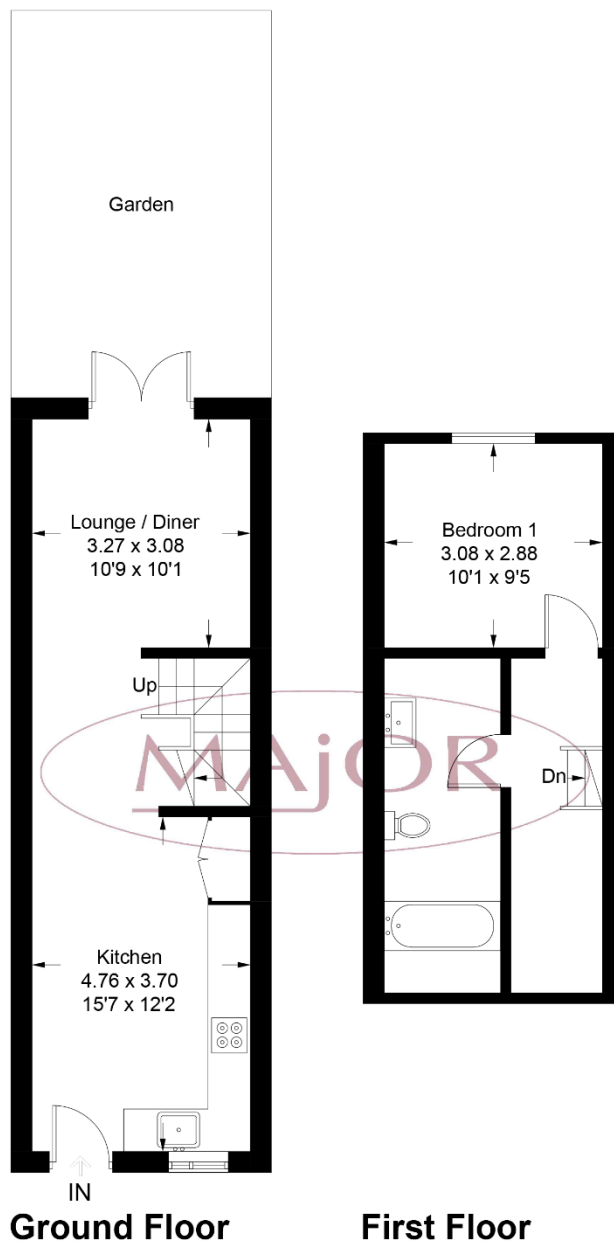
REAR GARDEN:

Approximately 80 feet. Mainly lawn.



Floorplan:

Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID523666)

PARKING:

Space for 1 car for off street parking at the front.

LOCAL AREA:

Situated on a private road, Ladysmith Road is ideally located close to Wealdstone High Street amenities.

TENURE:

Lease approximately 100 years

SERVICE CHARGE:

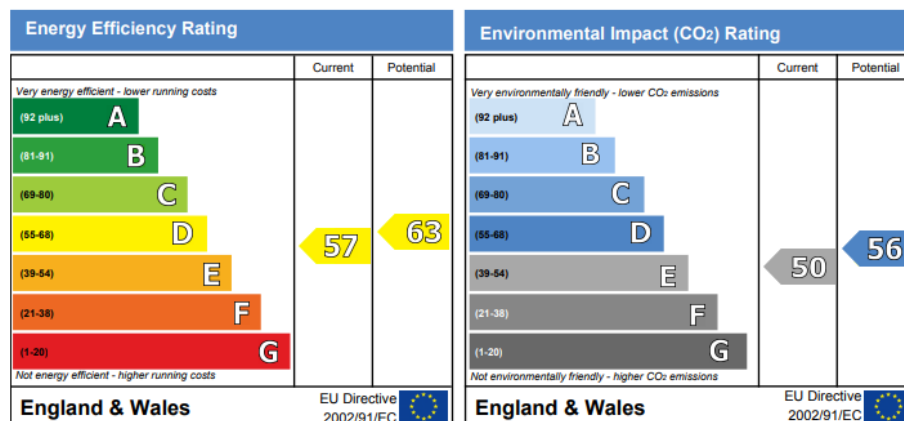
Nil

GROUND RENT:

£100 per annum

LOCAL AUTHORITY:

London Borough of Harrow



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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