



*ESTATE & LETTINGS AGENTS*

## Spencer Road, Harrow, HA3



**FOR SALE £350,000 Share Of Freehold**

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)

## **Potential, Potential, Potential!**

Offered to the market is this top-floor flat **brimming with opportunity**. With **loft access already in place**, there's excellent potential to extend upwards (subject to planning), as well as the possibility to expand out from the kitchen to create a more spacious layout.

The flat is currently arranged to offer a **bright open-plan fitted kitchen and living area**, a **master bedroom with built-in wardrobe**, a **second bedroom**, and a **family bathroom**.

To the rear, you'll find a **private garage**—perfect for storage or parking.

**Location is another key highlight**: the property is situated just a few minutes' walk from **Wealdstone High Street**, offering a wide range of **shops, restaurants, and supermarkets**. For commuters, **Harrow & Wealdstone Underground/Overground Station** is also within easy reach, providing **fast access into Central London**.

Additional benefits include:

- **Share of freehold**
- **Potential to convert the loft space**
- **No service charge or ground rent**
- **Chain-free sale**

Full of future promise and ideally located, this is a fantastic opportunity for buyers looking to create their ideal home or investment. **Viewings highly recommended.**







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## Floor Plan



Approximate Gross Internal Area = 59.5 sq m / 640 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205163)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### 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. Life assurance may be required. Written quotations available.

### 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.

