



ESTATE & LETTINGS AGENTS

Herga Road, Harrow, HA3



**FOR SALE £285,000 LEASEHOLD**

An ideal purchase for a first-time buyer, or a Buy-To-Let investor. This 2-bedroom ground floor maisonette is in an ideal location within a short walk from Harrow & Wealdstone Station, Shopping Amenities, and a short drive to the Harrow Town Centre, St Anne's and St George's Shopping Centres. This property benefits from an open plan living & dining room, two bedrooms, separate kitchen, bathroom & WC, and a newly renovated garden. The property requires renovation, which is reflected in the price.

- 2 Bedroom ground floor Maisonette
- Close to Harrow & Wealdstone Station
- Ideal first-time buyer or A Buy to Let Investment
- Living and Dining Room

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

### ENTRANCE

Wooden Door at street level opening and leading to bedroom 1, lounge / dining room, garden, kitchen, bedroom 2, and bathroom.

### LOUNGE & DINING ROOM

4.60m x 3.61m (15'1" x 11'8")

Side aspect lounge and dining room with UPVC double glazed door leading to the garden, radiator, carpet, power points, TV point.



### BEDROOM 1

4.12m x 2.88m (13'5" x 9'4")

Front aspect bedroom with UPVC double glazed window, radiator, fitted wardrobes, carpet flooring, and power points



## KITCHEN

3.42m x 3.21m (11'2" x 10'5")

Side aspect kitchen with range of eye and base level units, including freestanding oven and gas hob, washing machine, fridge freezer. Side aspect double glazed windows, partly tiled walls, vinyl flooring, power points stainless steel sink with mixer tap.



## BEDROOM 2

2.09m x 1.74m (6'8" x 5'7")

Rear aspect single bedroom with UPVC double glazed window, radiator, carpet flooring, and power points



## BATHROOM

2.3m X 1.4m (7'7" x '8")

3-piece suite comprising of panel bath with mixer tap, low level WC, wash hand basin with single taps, vinyl flooring, tiled walls

## GARDEN:

Access to newly renovated and small paved garden via a door from the lounge. Garden overlooking the train lines

## LEASE & GROUND RENT:

We have been advised by the vendor the property has a lease of 94 years & the ground rent is £125 per annum.

## EPC:

### Energy Efficiency Rating

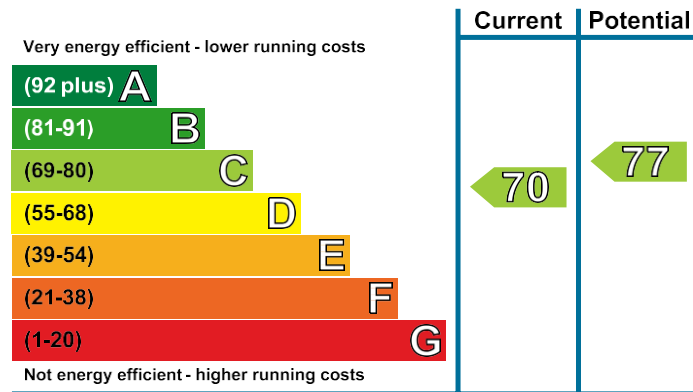
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



## 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

