



ESTATE & LETTINGS AGENTS

Palmerston Road, (Ground Floor), Harrow, HA3



FOR SALE £280,000 - LEASEHOLD

A stunning, bright, airy, spacious modern contemporary newly converted ground floor one-bedroom, maisonette with a private garden. The property benefits from a high ceiling, a well-proportioned open plan living, dining, a fully fitted kitchen with integrated white goods, a bathroom/WC, large bedroom with access to a private garden. The property is within a short walk to Harrow & Wealdstone station, local shopping amenities, & Harrow Leisure Centre. The property benefits from a new 125-year lease and no upper chain.

- Newly Converted Spacious Ground Floor Flat
- Large Lounge/Kitchen/Diner
- Close to Harrow & Wealdstone Station
- Bright Large 1-Bedroom
- Gas Central Heating
- Private Garden
- New 125 Year Lease

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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The property has recently been converted and fully renovated to a very high specifications, and to that end an inspection is highly recommended. The cosy 1-bed property would make an ideal purchase for a first-time buyer, or a buy-to-let investor.



OPEN PLAN LOUNGE, DINING ROOM & KITCHEN

7.52m x 3.30m (24' 6" x 10' 8")

An all-white, modern, contemporary bright cheerful front aspect lounge, dining room with a fully fitted kitchen, with high ceiling. Double glazed bay windows, radiator, laminate floor, and power points. Rear aspect fully fitted kitchen with brand new integrated hob, oven, grill, fridge freezer, dishwasher and washing machine with warranty.



BEDROOM

5.98m x 2.90m (19' 6" x 9' 5")

A stunning rear aspect spacious well-proportioned bedroom, with radiator, double glazed windows and French doors leading to a large private side and rear garden, laminate floor, power points and en-suite bathroom.



EN-SUITE BATHROOM

2.2m x 1.39m (7' 3" X 4' 5")

An immaculate newly fitted 3-piece bathroom suite comprising of bathtub, shower, low level WC, hand wash basin, tile flooring, and fully tiled walls.



REAR PRIVATE GARDEN

14.9m x 6.39m (48' 9" X 20' 7")

Access from bedroom leading to a private garden with white gravelled pebbles, fencing, rear access gate and a storage shed.

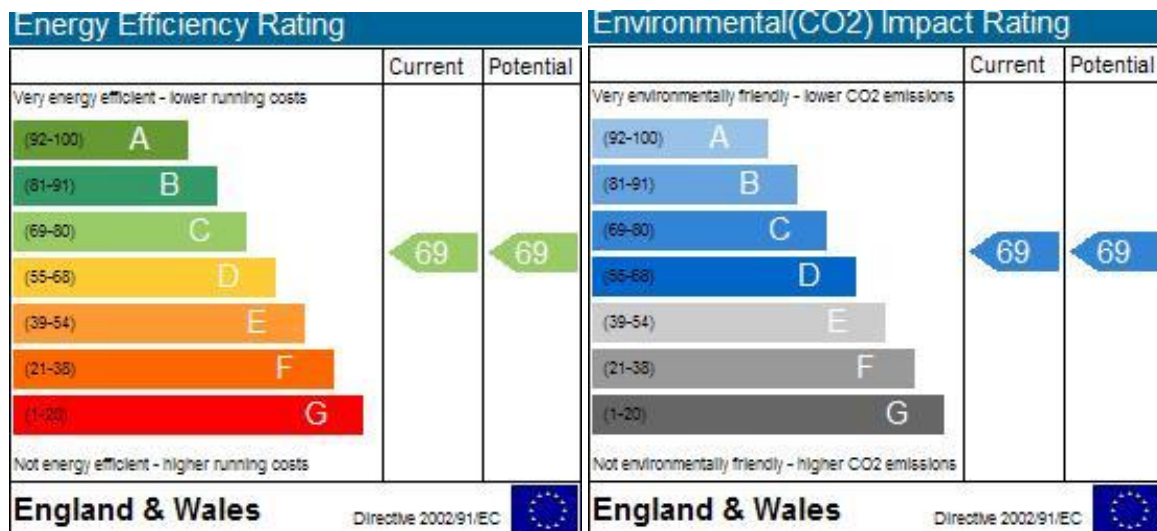


LEASE: 125 years.

GROUND RENT: £250.00 per annum

SERVICE CHARGE: £0.00 per annum

EPC



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

