



ESTATE & LETTINGS AGENTS

Aberdeen Road, Harrow, HA3



FOR SALE £250,000 Leasehold

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

We are excited to present this charming ground floor 1-bedroom garden flat, ideally situated just moments away from Wealdstone High Street. This property is perfect for first-time buyers or owner investors seeking a fantastic purchase with excellent potential rental returns.

Front Aspect Living Room: A bright and welcoming living space at the front of the property.

Bedroom with En-Suite: The bedroom features an en-suite shower and sink, providing added convenience and privacy.

Separate WC: Separate WC.

Fitted Kitchen: A well-equipped kitchen with ample storage and workspace.

Private Garden: Direct access to a private garden at the rear, perfect for outdoor relaxation and entertaining.

Long Lease: Boasts a lease of **982 years remaining**, with no service charge, offering great value and long-term security.

Proximity to High Street: Just moments away from Wealdstone High Street, offering a wide array of shops, supermarkets, and eateries, ensuring all your daily needs are met within walking distance.

Excellent Transport Links:

Harrow & Wealdstone Station: Within a 10-minute walk to Harrow & Wealdstone Underground/Overground station, providing fast access to Central London and beyond.

Transport Options: The station offers both Underground (Bakerloo line) and Overground services, making commuting straightforward and efficient.

Great Rental Returns: The property's location and features make it highly attractive for renters, ensuring potential for strong rental income.

First-Time Buyer Appeal: With its convenient location, private garden, and long lease, this flat is an excellent opportunity for first-time buyers entering the property market.

Viewing Advised:

To fully appreciate the value and potential of this garden flat, we highly recommend arranging a viewing as soon as possible. This property offers a unique blend of comfort, convenience, and investment potential in the heart of Wealdstone.



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Floor Plan



Ground Floor

Approximate Gross Internal Area = 54.5 sq m / 587 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103446)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.

