



ESTATE & LETTINGS AGENTS

Rusland Heights, Rusland Park Road, Harrow, HA1



FOR SALE £240,000 Leasehold

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

Fantastic Opportunity – Spacious 1-Bedroom Ground Floor Flat Near Harrow & Wealdstone Station

An excellent opportunity to purchase this larger-than-average one-bedroom ground floor flat, located less than 0.3 miles from Harrow & Wealdstone Underground and Overground Station, offering superb transport links.

Ideally situated close to the highly regarded **Marlborough Primary School**, rated *Good* by Ofsted, this flat is perfect for first-time buyers, investors, or those looking to downsize.

The property features a bright dual-aspect living room, a separate fitted kitchen, a generous double bedroom, and a bathroom. Both the kitchen and bathroom offer scope for modernisation, allowing buyers to add their personal touch and add value.

Additional benefits include:

- **Allocated off-street parking**
- **78 years remaining on the lease**
- **Service charge: £110.00 per month TBC**
- **Leafy Residential Road**
- **Harrow Town Centre and Wealdstone High Street Close By**
- **Close To Harrow Recreation Ground**

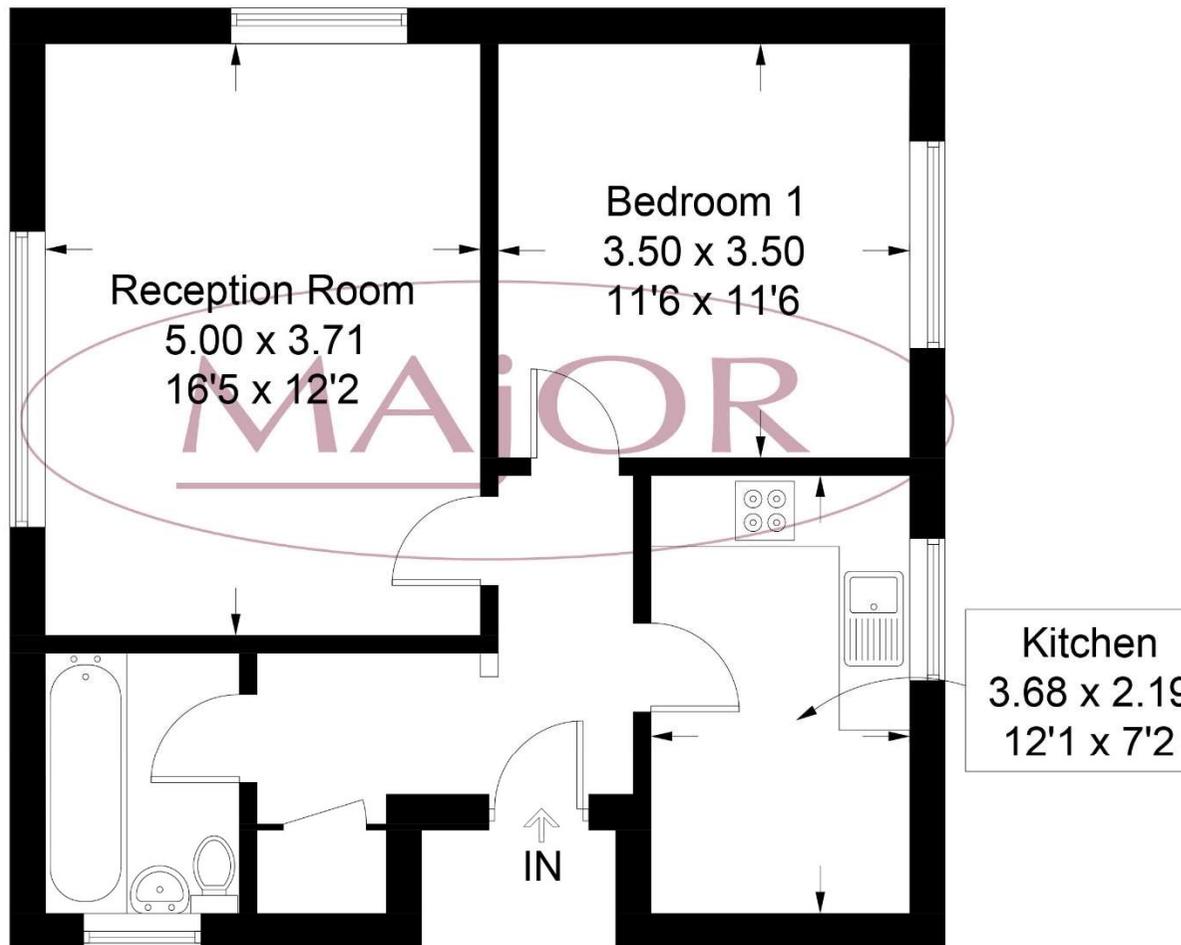
Don't miss the chance to view this well-located property with great potential.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 51.8 sq m / 557 sq ft

Illustration for identification purposes only, measurements are approximate,
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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.

