



£295,000 | Leasehold

Welldon Crescent, Harrow, Greater London, HA1 1QQ

Charles  
Russell  
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## Key Features & Description

- Two-bedroom property
- Open-plan layout
- Wood laminate flooring throughout
- Family bathroom
- Spacious bedrooms
- Modern fixtures
- Private garden
- Lease 90 years
- Ground Rent £250 per annum
- Service Charge £475 quarterly

We are pleased to present this elegantly designed two-bedroom property, featuring an independent entrance that leads to a well-equipped kitchen.

The open-plan layout seamlessly connects the kitchen to a spacious L-shaped living room enhanced with wood laminate flooring and recessed ceiling spotlights. This inviting space also provides access to a well-appointed shower room and both bedrooms.

Bedroom 1 is conveniently situated at the rear of the property, offering direct access to the private garden. Both bedrooms feature double-glazed windows and benefit from modern fixtures. The contemporary shower room features a glazed shower cubicle, W.C., and basin, complemented by fully tiled walls and a heated towel ladder.

The property boasts a generous private garden, approximately 25 feet in depth, designed for low maintenance with a lawn area. The lease extends for 90 years; Ground Rent £250 per annum; Service Charge £475 quarterly; No Chain.





#### **Kitchen :**

Base and wall fitted wooden kitchen units, inset stainless steel sink electric cooker and oven, with space and plumbing for washing machine. Tiled flooring, double glazed window. Entrance access and door leading to Bedroom 2.

#### **Living Room :** 18' 4" x 12' 11" (5.59m x 3.94m)

Spacious L-shaped room with wooden flooring, cream painted walls and white painted ceiling, radiator on the wall and inset ceiling spotlights. Door leading to Bedroom 1.

#### **Bedroom 1 :** 13' 0" x 9' 7" (3.96m x 2.92m)

Wooden flooring, garden aspect UPVC double glazed windows, wall radiator, cream painted walls and white painted ceiling with inset spotlights. Door giving direct access to the private rear garden. Concealed wall mounted gas fired combination boiler.

#### **Bedroom 2 :** 11' 0" x 8' 0" (3.35m x 2.44m)

Wooden flooring, garden aspect UPVC double glazed windows, wall radiator, cream painted walls and white painted ceiling with inset spotlights.

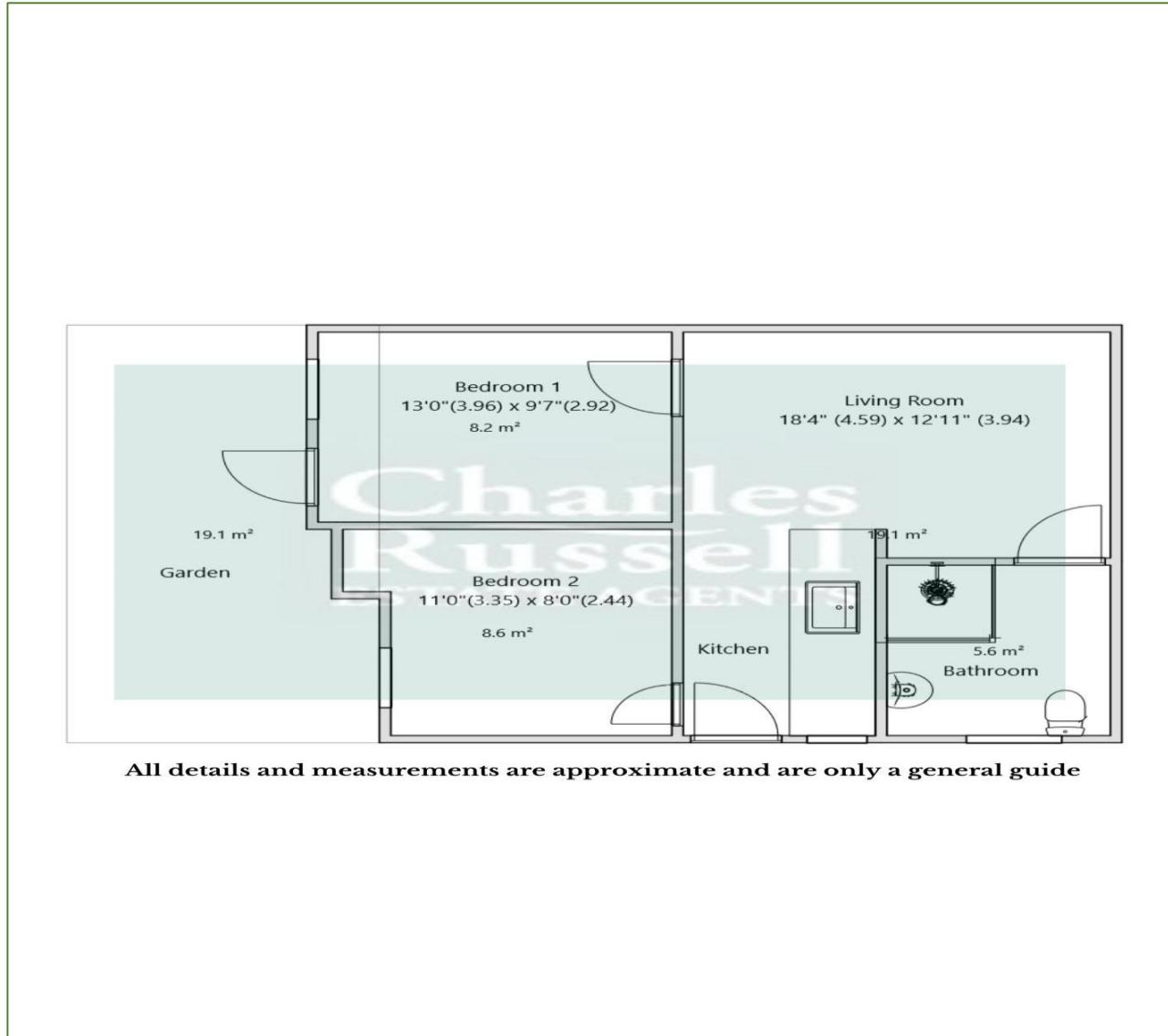
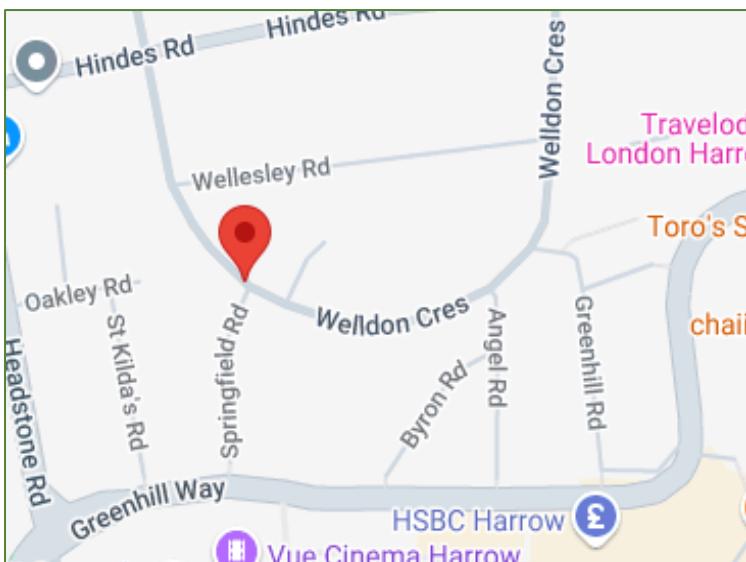
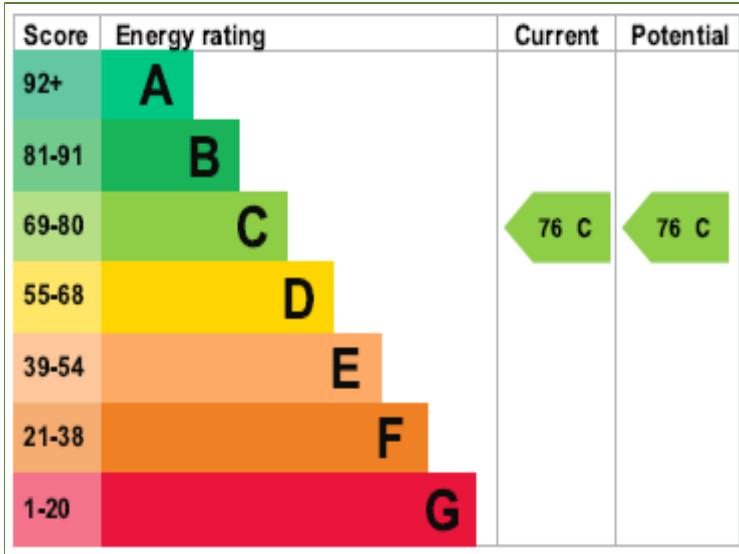
#### **Family Bathroom :**

Family bathroom, with tiled walls and flooring, white shower cubicle installed, WC and basin. Heated towel ladder, inset ceiling spotlights, double glazed window.

#### **Garden :**

Own private garden to side & rear of property, approx 25' in depth.





We have prepared this property particulars as a general guide to a broad description of the property. We have not carried out a structural survey and the specific fittings have not been tested. All pictures, measurements and floor plans are given as a guide only.

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