



£295,000 | Leasehold

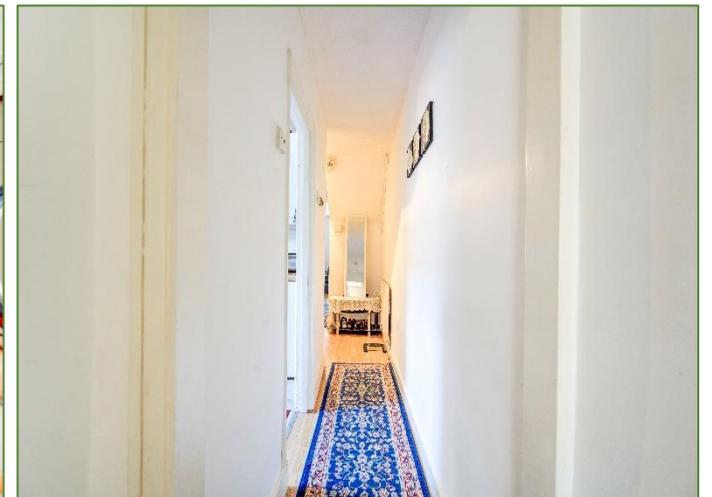
Graham Road, Harrow Wealdstone, Greater London, HA3

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Key Features & Description

- Leasehold
- Two bedroom ground floor flat
- Wooden flooring
- Family bathroom
- Spacious reception
- Good size bedroom
- Kitchen with Base and wall units
- Accessible rear garden
- Few minutes walk from Harrow & Wealdstone Station tube and local shops
- Remaining lease 165 yrs

Charles Russell Estate Agents pleased to offer this well maintained ground floor maisonette located in Harrow Wealdstone features good size bedrooms, spacious living room, family bathroom, fitted kitchen along with a private rear garden. The property benefits gas central heating, double glazed windows, and well positioned for local shops and transport facilities in the surrounding area.





Living Room: 11' 8" x 11' 0" (3.55m x 3.35m)

Spacious with wooden flooring, painted walls and painted ceiling, radiator on the wall and double glazed windows.

Bedroom 1: 11' 4" x 9' 0" (3.45m x 2.74m)

Carpet throughout, UPVC double glazed windows, wall mounted radiator, painted walls and ceiling.

Bedroom 2: 10' 0" x 9' 5" (3.04m x 2.87m)

Carpet throughout, back aspect UPVC double glazed windows, wall mounted radiator, painted walls and ceiling.

Kitchen: 7' 8" x 7' 0" (2.33m x 2.13m)

Wooden flooring, wall mounted radiator, painted walls and ceiling.



Family Bathroom:

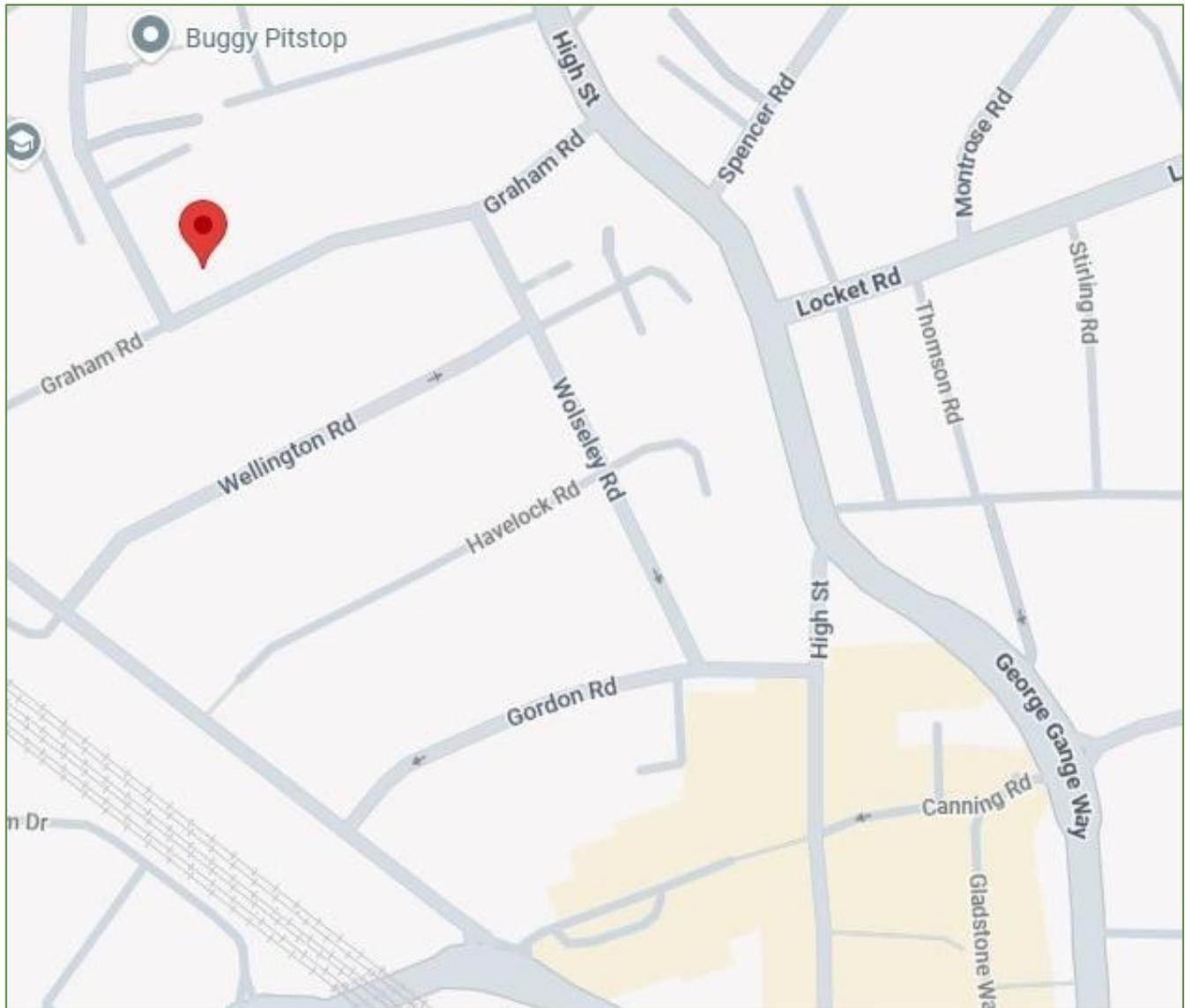
Well-maintained bathroom, back aspect UPVC single glazed window and wall mounted radiator.

Garden

Rear Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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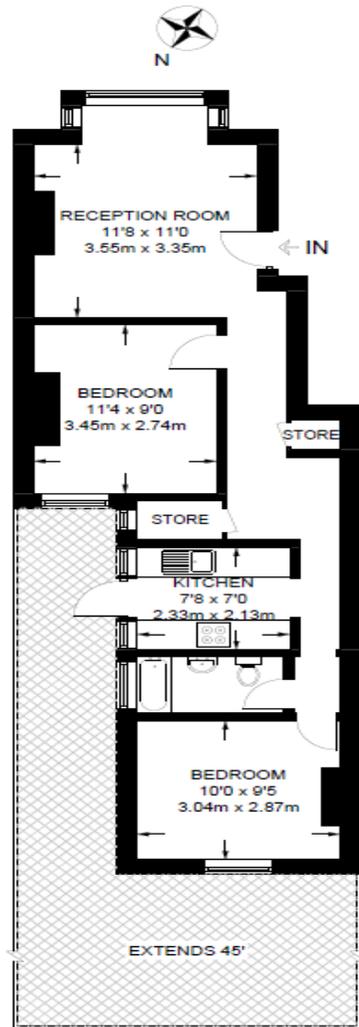
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We have prepared this property particulars as a general guide to a broad description of the property. We have not carried out a structural survey and the specific fittings have not been tested. All pictures, measurements and floor plans are given as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



APPROXIMATE GROSS INTERNAL AREA
555 SQ FT / 51.6 SQ M

This plan has been drawn for illustrative and identification purposes only.