



All enquiries Ref: James Paterson

- Long leasehold self-contained flat requiring modernisation
- Full vacant possession

#### Location:

The property is situated IN Church Parade on High Street, Wealdstone between its junctions with Graham Road and Locket Road. Public transport links include Harrow & Wealdstone mainline and London Overground/Bakerloo Line rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A409 and A410, with further connections to the A41 and M1. Shopping amenities can be found locally within Wealdstone High Street, with an extensive range of shops, bars and restaurants being found in Harrow town centre. Recreational pursuits can be found locally at the open spaces of Harrow Recreation Ground and Byron Recreation Ground.

#### Accommodation:

One bedroom, open plan reception room/kitchen, bathroom/WC  
Outside: Allocated parking space  
Gross Internal Area GIA: Approximately 41 sq m (441 sq ft)

EPC rating: C

Council Tax Band: B

#### Lease:

Held on a long lease for a term of 125 years from 14 December 2009 (Thus having approximately 108 years remaining) at a ground rent of £250 pa.

#### Note

The property is being sold with the benefit of all white goods such as the fridge and cooker, and benefits from recent refurbishment including new flooring and fresh internal painting.

#### To view:

Strictly by arrangement with the joint auctioneers Maple Estates, Tel: 0208 427 9772

