



SHERWOOD ROAD, HA2
£230,000 LEASEHOLD

CALLING ALL INVESTORS!

Tenure: Leasehold
Term: 89 year and 4 months
Service Charge: £1111
Ground Rent: TBC
Council Tax Band: C

Harrow | 020 8861 3933 | harrow@winkworth.co.uk



DESCRIPTION:

Winkworth Harrow are proud to present this perfect investment opportunity to the market.

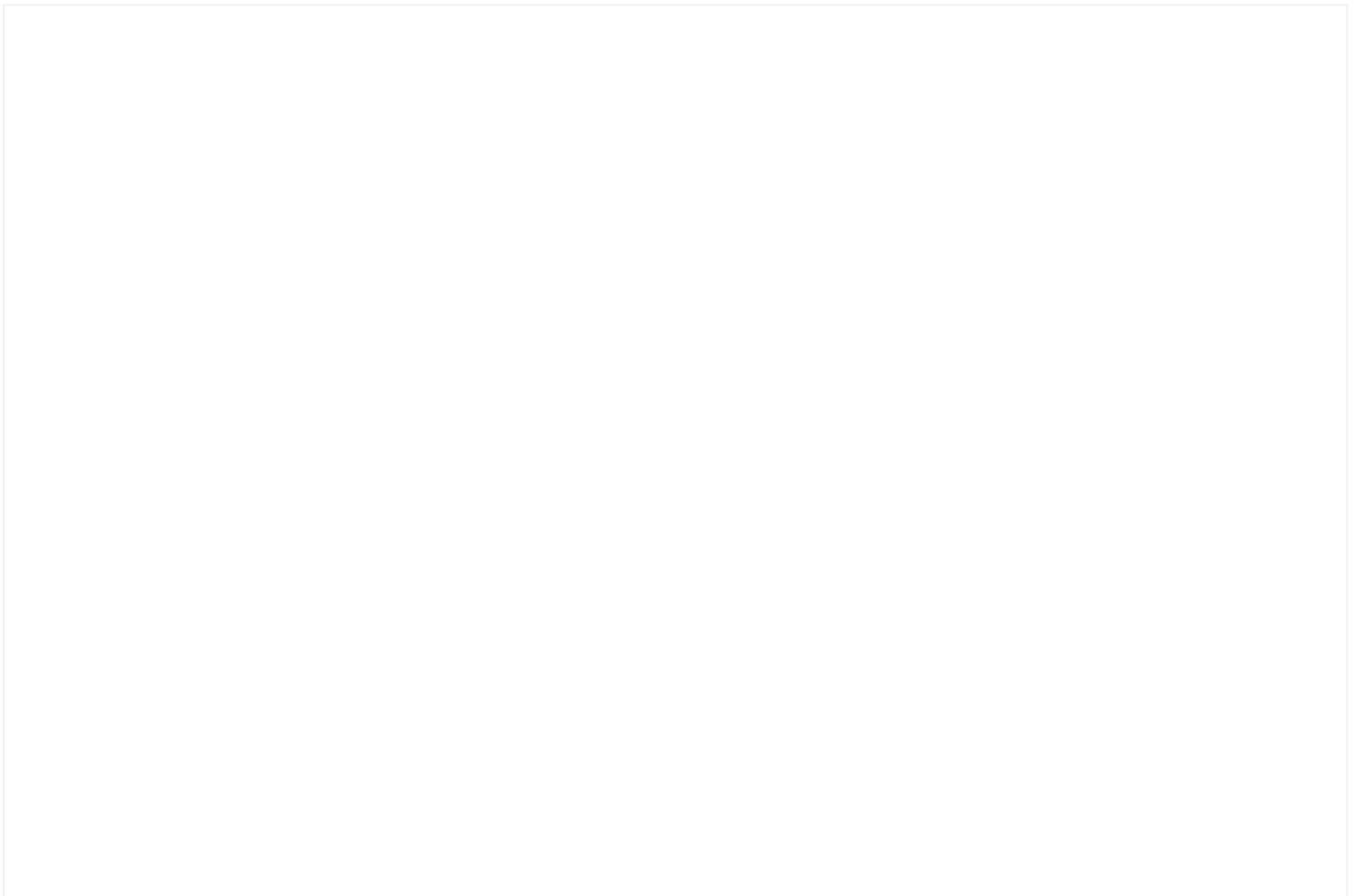
This one bedroom flat on the ground floor is the perfect property for an investor looking to expand their portfolio.

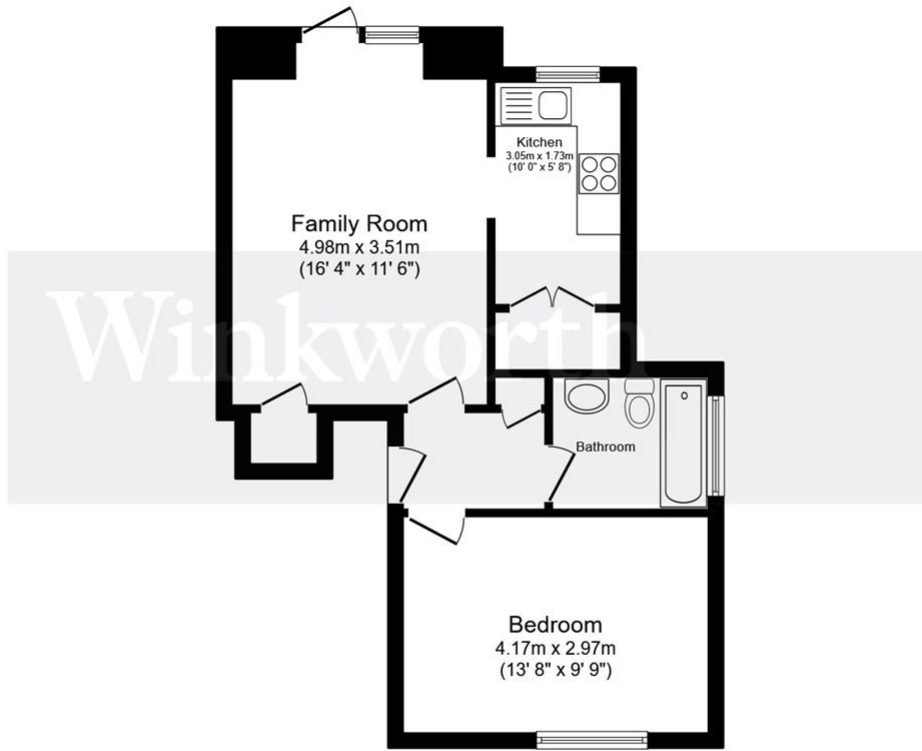
Upon entering there is a spacious living room and a kitchen, family bathroom and a large double bedroom.

Ideal for first time buyers or investors, situated in a sought-after location with easy access to local amenities, schools, and transport links, this property offers both comfort and practicality.

Don't miss the chance to transform this property into your dream home in a sought-after location.







Total floor area 45.6 m² (491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	