



Winkworth



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STATION ROAD, MIDDLESEX, HA1  
£275,000 LEASEHOLD

## CALLING ALL BUYERS!

Tenure: Leasehold (Approx. 998 Years Remaining)  
Service Charge: £00.00  
Ground Rent: £150.00 per year  
Council Tax Band: B (London Borough of Harrow)  
EPC Rating: C

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### DESCRIPTION:

Winkworth Harrow are proud to present to the sales market, this charming first floor three bedroom flat.

Situated above a popular nursery, Station Road boasts bright, light-filled interiors and neutral hues, displaying a sense of modernity and serenity. Upon entering, you are greeted by a welcoming ambiance that flows seamlessly throughout the space. The Flat offers three large double bedrooms, a modern kitchen, a spacious living area and a family bathroom.

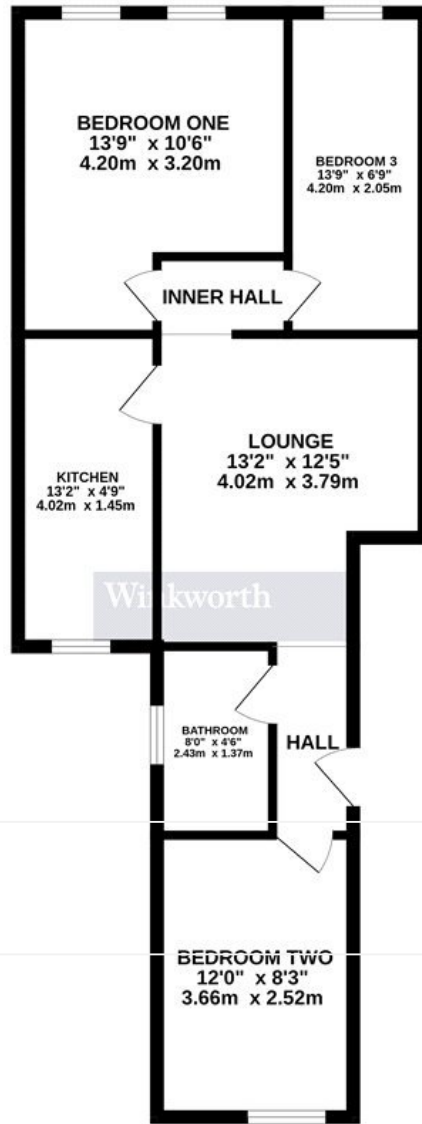
The property is located in close proximity to Central Harrow's vast array of shopping and dining amenities, with Tesco Superstore and various restaurants just a short walk away.

Station Road is equidistant to both Harrow-on-the-Hill and Harrow and Wealdstone Underground Stations and offers seamless travel to Central London via the Metropolitan, Bakerloo and National Rail Services.

Offered for sale with no upper chain, this apartment is a perfect purchase for a growing family or a first time buyer, looking to take their first step onto the property ladder.



FIRST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
(55-68)	D	71	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 998 year and 9 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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