



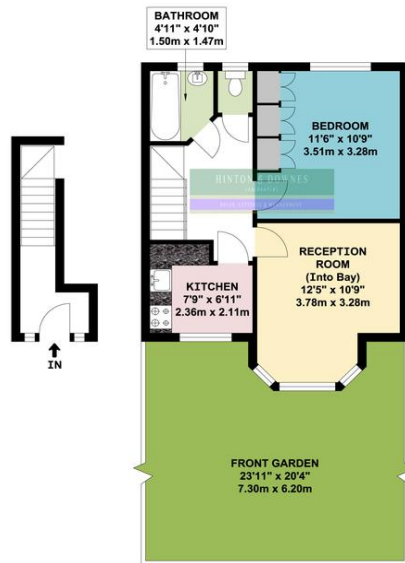
- One bedroom first floor converted flat
- Potential to extend into the loft space.
- Offered for sale in need of work
- Favoured road close to facilities

Talbot Road, Harrow Weald HA3 7QG

Guide Price £250,000

A ONE BEDROOM FIRST FLOOR FLAT WITH OWN ENTRANCE located on a pleasant residential road in Harrow Weald within easy reach of facilities including Harrow & Wealdstone BR/Bakerloo line station. The property is offered for sale in need of work but does benefit from potential to convert the loft into additional accommodation and thus increasing any residual value. The property will be sold with both an increased lease and with the Freehold interest to the whole building. No Upper Chain, viewing comes highly advised.

TALBOT ROAD
HARROW WEALD HA3



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 441.32 SQ. FT / 41.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.