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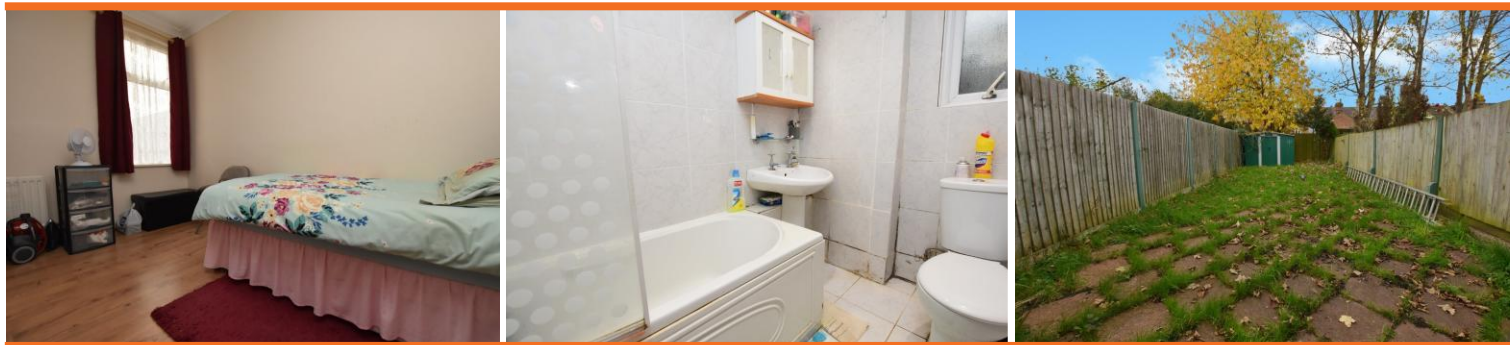


## Graham Road | Harrow | Wealdstone| HA3 5RF

This delightful two bedroom flat is located on the ground floor with access to it's own private garden and is located just minutes from Whitefriars School. With Harrow and Wealdstone Station just a five minute walk away access to Central London is straight forward and the flat represents an ideal first purchase.

## Offers in Excess of £290,000

- Ground Floor Maisonette
- Two Double Bedrooms
- Kitchen
- Family Bathroom
- Private Garden
- Gas Central Heating
- Double Glazing
- Close to shops and Harrow & Hill Station.



**INTERNALLY** Front door of this ground floor maisonette leads into a communal hallway with entrance door into the property on the righthand side. The entrance door leads straight into the reception room with front aspect windows. Door from reception room leads to a hallway with doors to the first double bedroom, family bathroom, kitchen with gas hob, built under oven and extractor fan over, tiled floor and door opening to the side of the property with access to the garden. The second double bedroom has a large rear aspect window which over looks the garden. The property has gas central heating and is double glazed throughout.

**EXTERNALLY** Wall enclosed front garden with decorative path leading to front door with storm porch. Fence enclosed private back garden with paving slabs and shed.

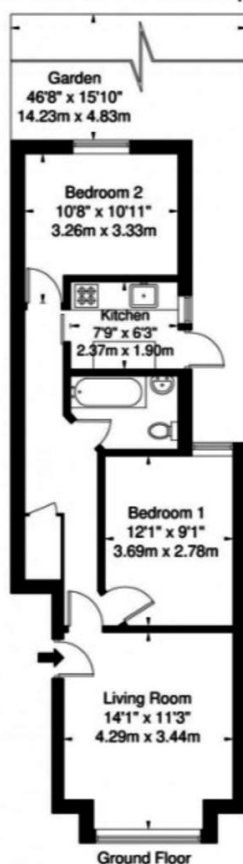
**LOCATION** Graham Road is located just 0.35 miles away from Harrow & Wealdstone Underground Station & Railway Station, 1.22 miles away from Harrow on the Hill and 1.32 miles away from North Harrow Station. There are a number of schools in the local area such as Whitefriars School which 0.12 miles away and The Sacred Heart Language College which is 0.21 miles away.

Council Tax Band C £1,648

Leasehold 89 years

Ground Rent TBA

Approx. Gross Internal Area = 53.7 sq m / 578 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC