



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Weald Lane

Harrow Weald HA3 5HD

- One bed room ground floor flat
- Offered for sale in good order throughout
- Gas central heating and double glazed windows
- Off street parking & communal

£279,000

EPC Rating '70'





## Property Description

A GREAT SIZED ONE BEDROOM GROUND FLOOR FLAT WITH OFF STREET PARKING well positioned for shopping and transport facilities in the surrounding area including Harrow & Wealdstone station. The property is offered for sale in good decorative order throughout and benefits from double glazing and gas central heating, its own entrance and a patio area leading to communal gardens. Long lease and No Upper Chain. Viewing highly advised.

### Entrance Hall

Front door, under stairs storage cupboard, laminate flooring.

### Lounge 11' 5" x 10' 8" ( 3.48m x 3.25m )

Open to kitchen, television point, wood flooring.

### Kitchen 13' 3" x 9' ( 4.04m x 2.74m )

Fitted kitchen comprising double glazed window to rear aspect, stainless steel sink with drainer, partly tiled walls, gas oven & hob, cooker hood, plumbing for washing machine, space for fridge/ freezer, central heating boiler, double glazed door to garden.





Bedroom 1 15' into bay x 11' 2" ( 4.57m into bay x 3.40m )  
Double glazed window to front aspect, radiator, television point, telephone point, coved ceiling.

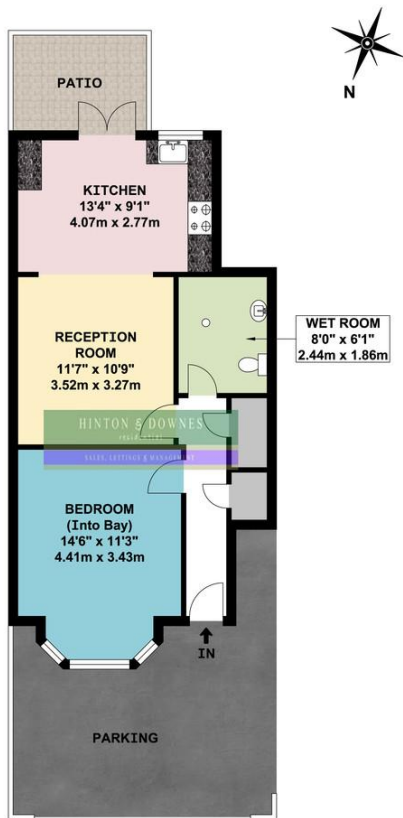
Bathroom 8' 2" x 6' 1" ( 2.49m x 1.85m )  
Laid out as a wet room with cubide area, wash hand basin in vanity unit, low level WC, partly tiled walls, radiator, extractor fan.

Outside

Communal Gardens  
Own steps to communal garden.

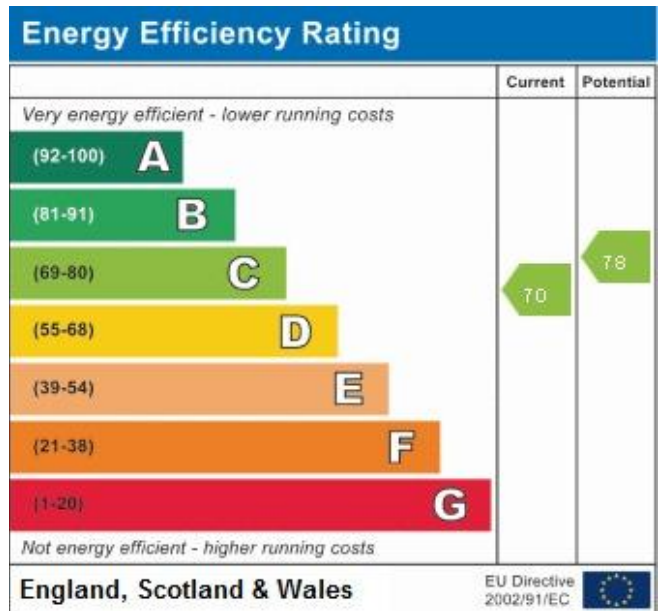


**WEALD LANE  
HARROW WEALD HA3**



**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 528.07 SQ. FT / 49.06 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".



399 High Road  
 Harrow  
 Middlesex  
 HA3 6EL

[www.hintonanddownes.co.uk](http://www.hintonanddownes.co.uk)  
[sales@hintonanddownes.com](mailto:sales@hintonanddownes.com)  
 0208 861 1066

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