



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Palmerston Road

Wealdstone, Harrow HA3 7HB

- One bed room apartment
- Well positioned for shopping and transport facilities
- Gas central heating and double glazed windows
- Modern kitchen and bathroom

£225,000

EPC Rating '78'

Property Description

A ONE BEDROOM SECOND FLOOR FLAT WITH LIFT ideally located within moments from Harrow and Wealdstone station (Bakerloo line and the London Overground with trains to Euston from 13 minutes) and close to local amenities. This purpose built apartment has a modern finish throughout and benefits gas central heating and double glazed windows. Both the kitchen area and shower room are in very good order. Internal inspection highly advised.

COMMUNAL ENTRANCE

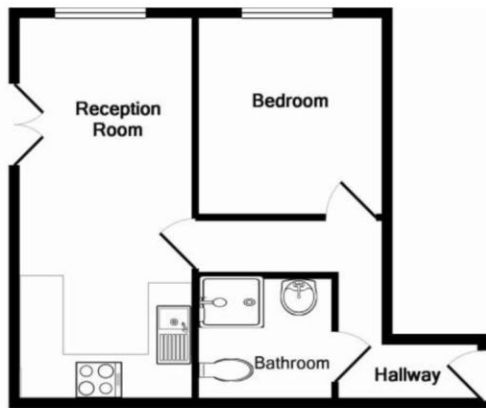
OWN FRONT DOOR

ENTRANCE HALL

LOUNGE/KITCHEN 17' 4" x 8' 2" (5.30m x 2.49m)

BEDROOM 8' 9" x 7' 8" (2.68m x 2.34m)

SHOWER ROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		

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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