



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Canning Road

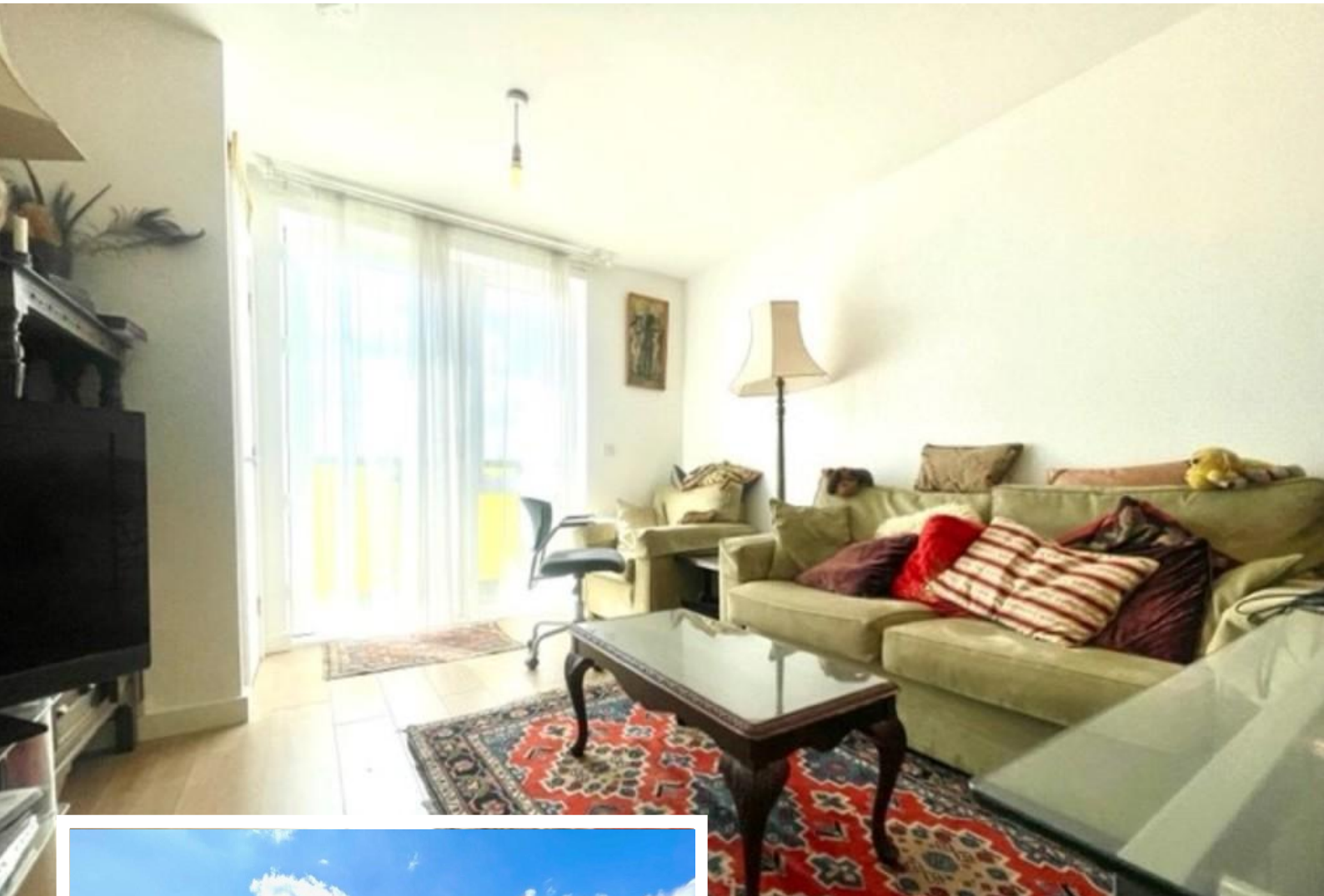
Wealdstone, Harrow HA3 7TJ

- One bed room
- Lift in building
- Fob entry system
- Close to local transport

Asking Price Of **£200,000**

EPC Rating '85'





## Property Description

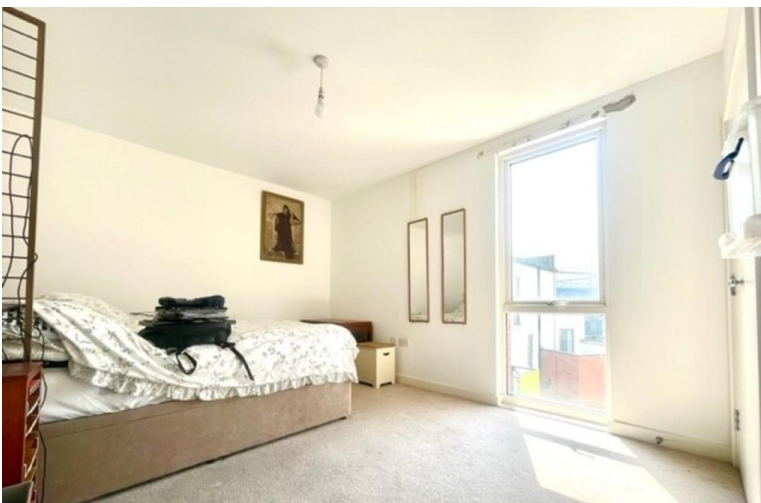
Situated close to a large variety of amenities this one bedroom fourth floor flat is in excellent condition with spacious rooms and balcony. The property comprises large reception room with open plan well equipped kitchen, a good-sized bedrooms, separate bathroom and balcony. The local area offers a superb selection of shops, bars and restaurants with central Harrow only a short distance away. The nearest public transport link is Harrow and Wealdstone station (Bakerloo line, Over ground line and National Rail) which provides regular services into central London and out towards Watford.

Leasehold details: 125 years from 2014

We have been advised that the service charge is circa £1,150 per annum

We have been advised that the ground rent is £250.00 per annum

RECEPTION ROOM 10' 9" x 24' 6" (3.30m x 7.49m) The property has a reception room open plan to modern white gloss kitchen fitted with integral appliances such as a





washer/dryer, dishwasher, fridge/freezer, electric hob and oven.

**BALCONY** 4' 8" x 6' 10" (1.44m x 2.09m) There is direct access from the reception room onto the private balcony.

**BEDROOM** 10' 5" x 15' 3" (3.20m x 4.66m) The large double bedroom has a fitted wardrobe.

**BATHROOM** 5' 5" x 9' 5" (1.67m x 2.88m) A good sized bathroom with bath and overhead shower attachment, tiled floor to ceiling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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