



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Graham Road

Harrow HA3 5RP

- Two bedroom
- Freehold
- Ground floor
- Potential for extension (STPP)

Asking Price Of **£300,000**

EPC Rating '61'







## Property Description

A TWO BEDROOM GROUND FLOOR FREEHOLD APARTMENT with it's own front door within this converted building conveniently located on Graham Road close to Harrow and Wealdstone Station (Bakerloo and London Overground), local bus routes and amenities of the high st reet. The property has a large double bedroom with bay fronted window, a second single/study room, a spacious reception room with access into the separate kitchen leading to the family bathroom with bath (including overhead shower attachment). There is direct access out to a private patio area. There is land to the rear of the building which belongs to the property under the freehold title, allowing potential for extension (STPP) and potential to expand the size of the garden. The property benefits from double glazed windows throughout and gas central heating. No onward chain, internal inspection highly advised.

The Freehold title benefits from a ground rent investment from the other flat in the building which we understand is as follows:-

Term: 125 years from 12th August 2004



£100 per annum until 31/12/2039  
£250 per annum until 31/12/2064  
£450 per annum until 31/12/2089  
£600 per annum until 31/12/2114  
£750 per annum for remainder of term

RECEPTION ROOM 12' 2" x 13' 4" (3.71m x 4.07m)

KITCHEN 8' 1" x 10' 4" (2.48m x 3.16m)

BEDROOM 12' 2" x 14' 4" (3.71m x 4.39m)

BEDROOM/STUDY 9' 1" x 5' 5" (2.78m x 1.66m)

BATHROOM 11' 4" x 4' 1" (3.47m x 1.27m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		