



HINTON
residential

SALES, LETTINGS & MANAGEMENT

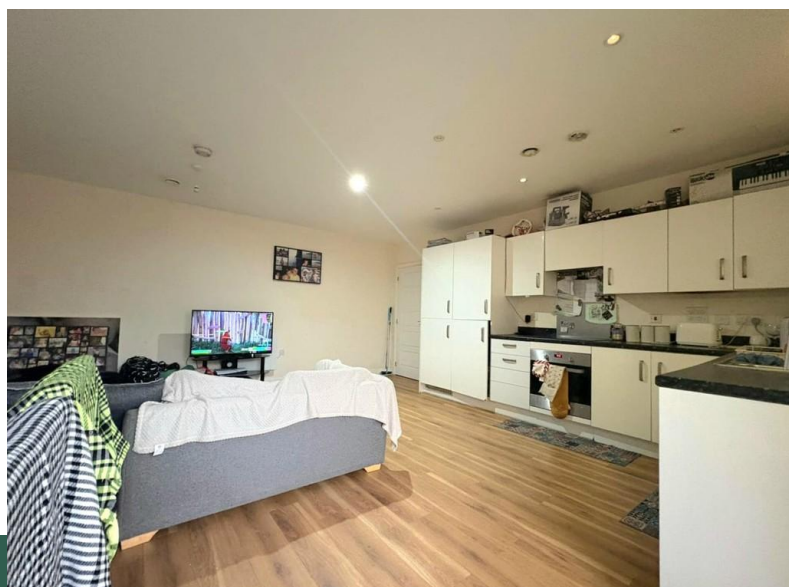
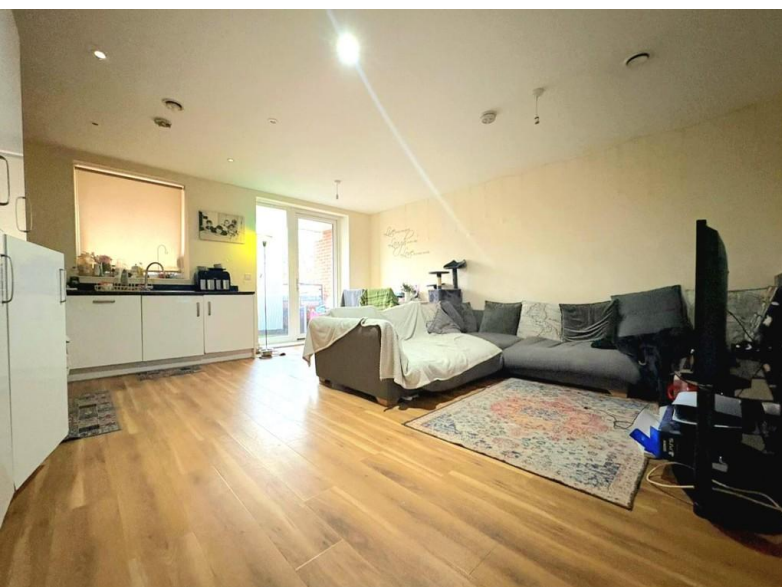
Ladysmith Road

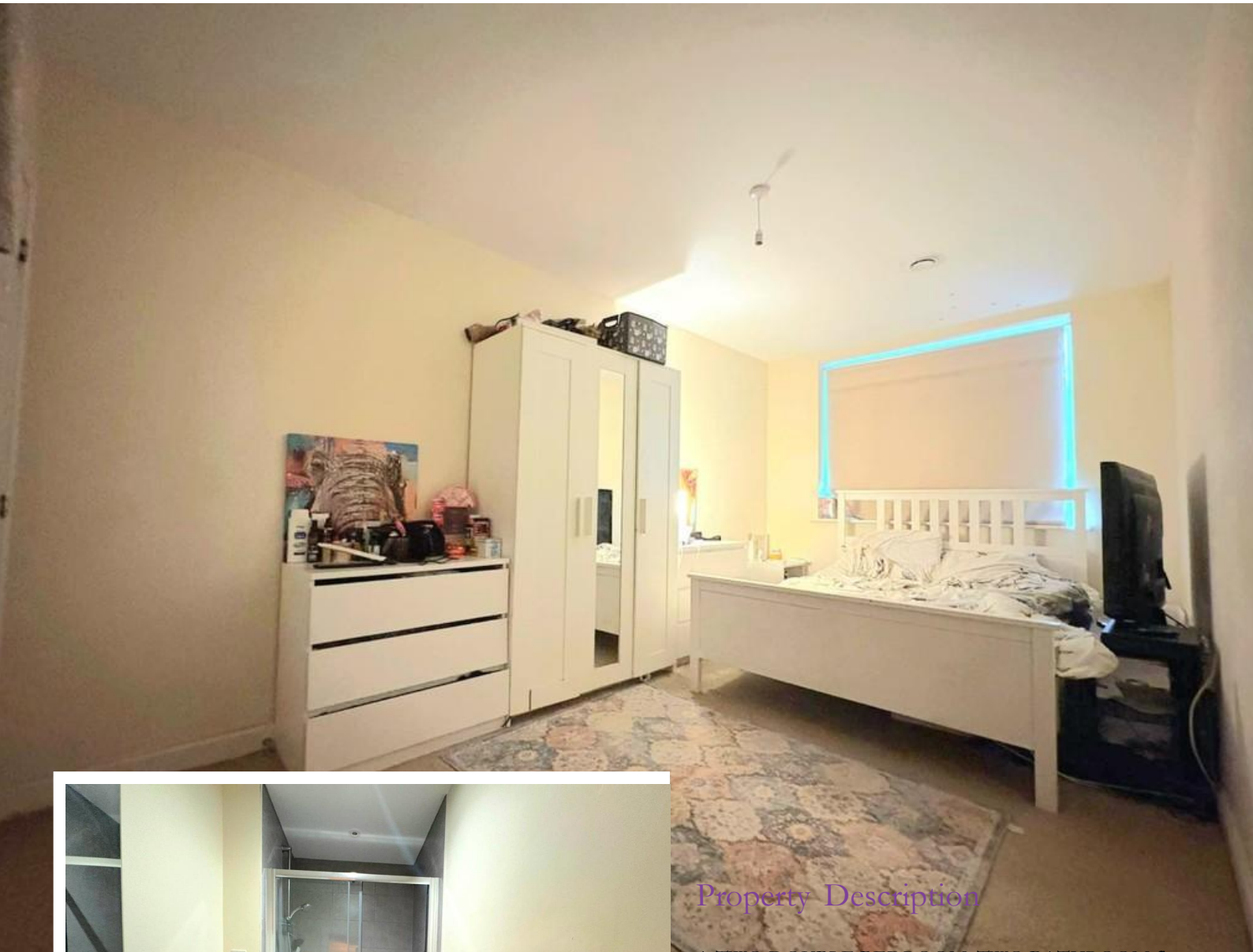
Wealdstone, Harrow HA3 5DF

- Two double bedroom
- Master bedroom with en-suite
- Two bathrooms
- Allocated parking for 1 car

Asking Price of £325,000

EPC Rating 'C'





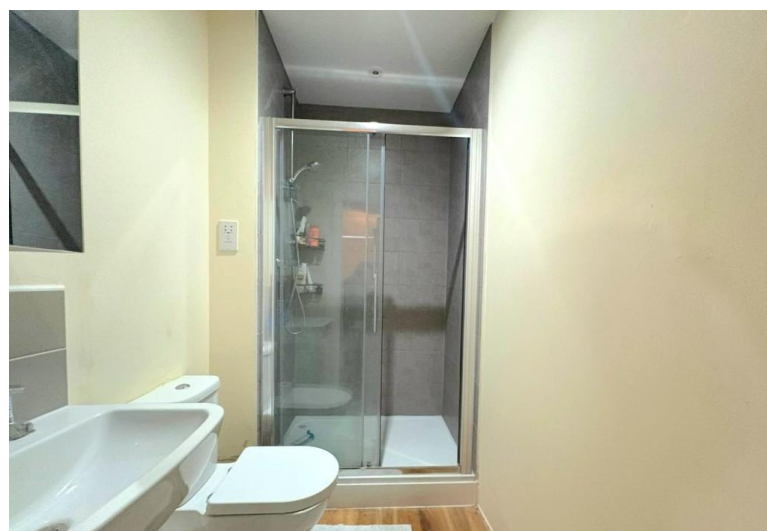
Property Description

A TWO DOUBLE BEDROOM, TWO BATHROOM first floor apartment in this modern block with a lift and allocated parking for 1 car. The property comprises the following:- Video/phone entry system, spacious entrance hall with two large storage cupboards, modern fitted kitchen (with appliances including fridge/freezer, dishwasher, hob & oven) which is open plan to the generous sized reception room. Two double bedrooms one with en-suite shower room and separate family bathroom with bath. Private balcony leading off of the kitchen/reception room. The property is offered to the market with a long lease and is currently achieving an annual rent of £21,600

We have been advised there are approximately 148 years remaining on the lease.

We have been advised the Ground Rent is circa £350 per annum

We have been advised the Service charge is circa £2,350 per annum





Local Area

The property is located on this popular residential development only 0.5 miles from Harrow and Wealdstone Station with access to the Bakerloo Line and Lioness Line including fast trains to Euston from 13 minutes. The local High Street is only a short walk and offers amenities such as Asda, Iceland, Coffee shops and restaurants.

Local Schools

The Sacred Heart Language College - Ofsted 'Outstanding'
 Kingsley High School - Ofsted 'Outstanding'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Marlborough School - Ofsted 'Good'
 Weald Rise Primary School - Ofsted 'Good'
 Alpha Prep School - Independent
 St Jerome School - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 St Josephs Catholic School – Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Cedars Manor School - Ofsted 'Good'

Please note ofsted ratings are subject to change, buyers should carry out their own due diligence

Local Transport

Harrow and Wealdstone Station - Bakerloo line and Overground to Watford Junction/Euston including fast trains to Euston from 13 minutes. - 0.5m
 Headstone Lane Station - Overground line - 0.8m
 Harrow on the Hill Station - Metropolitan line and National Rail Service to Marylebone/Aylesbury - 1.3m
 258 Bus Route - South Harrow/Watford
 140 Bus Route - Harrow Weald/Hayes
 182 Bus Route - Brent Cross/Harrow Weald
 340 Bus Route - Edgware/Harrow

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
0208 861 1066

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