



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Graham Road

Wealdstone HA3 5RG

- A spacious one double bedroom first floor flat
- Modern fitted kitchen
- Double glazed windows & gas central heating
- Parking available on the road (permit)

Asking Price Of **£230,000**

EPC Rating '63'





Property Description

A well presented ONE BEDROOM apartment on the first floor of this period conversion just moments from the High Street with shops, restaurants, cafes and local transport including Harrow and Wealdstone Station (Overground with fast trains to Euston and Bakerloo Line). This property is offered to the market in very good order throughout and benefits from a SHARE OF FREEHOLD and is chain free.

The property comprises; a spacious reception room, a separate fitted kitchen with appliances such as a gas hob, electric oven, washing machine, fridge/freezer and space to dine, the bedroom has ample space for a bed and storage and there is a very good-sized bathroom with bath tub and electric overhead shower. Residents have the benefit of access to the loft.

We have been advised there is no ground rent or service charge for this property.



Local Transport

Harrow and Wealdstone Station - Overground including fast trains to Euston from 13 minutes and Bakerloo Line
Harrow on the Hill - Metropolitan line (including fast trains)
and National Rail Services (Aylesbury to Marylebone service)

140
182
258
340
N140
N18



Local Area

This property is perfectly located for commuters needing access into London being only 0.4m from the nearest station. Residents have a choice of local parks to visit to spend the weekend including Boxtree Park where you will find tennis courts and a café. Harrow on the Hill is approximately 2 miles away and there are a choice of shopping centres, restaurants and bars. Hatch End and Stanmore are also easily accessible giving you plenty of choice to fill the weekends.



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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		