



## 1 bed flat to buy in HA3

Byron Road, Wealdstone, Harrow, HA3  
7TU

**£150,000** Starting Bid

🏠 x1 🚗 x1 🚲 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000
- ✓ No Upper Chain
- ✓ Cash Buyers Only
- ✓ Ground Floor
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Daniels are pleased to offer this one-bedroom ground floor flat, available with no upper chain and offered to cash buyers only. Benefiting from a 58-year lease, the property presents an excellent investment opportunity and is ideally suited to investors seeking a well-located addition to their portfolio.

Conveniently situated within easy reach of Harrow & Wealdstone Station, offering both Overground and Underground services, the property provides excellent connectivity to Central London and beyond. Combining strong rental appeal with a highly accessible location, this is an opportunity not to be missed.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 58

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,045.00

Price: Starting Bid £150,000

Property Type: Flat

Parking: Off Street

Year built: 1986

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

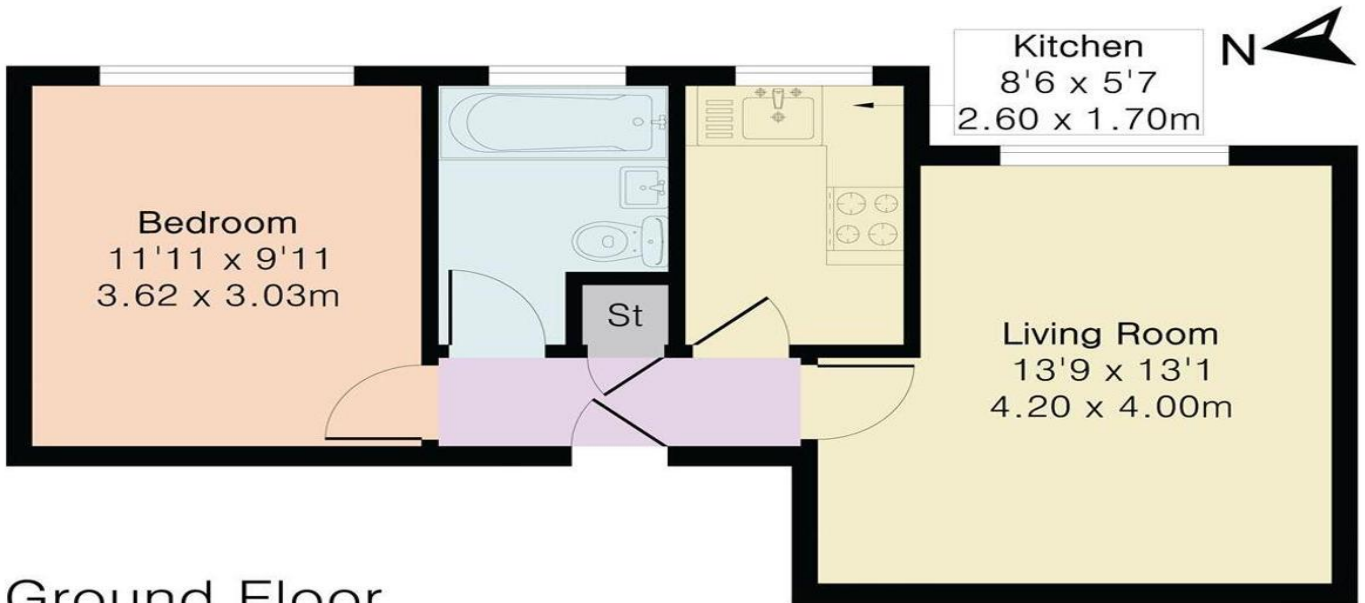
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Approximate Gross Internal Area 425 sq ft - 39 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Byron Road, Wealdstone, Harrow, HA3 7TU

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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