



1 bed apartment to buy in HA2

Headstone Gardens, Harrow, HA2 6PH

£230,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Top-floor flat
- ✓ 1 bedroom, 1 bathroom, 1
- ✓ EPC rating D (60/100)
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Vinny Dadhria
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this beautifully refurbished one-bedroom first-floor maisonette to the market. Bright, spacious and filled with natural light throughout, this attractive home is ideally situated close to local shopping facilities, highly regarded schools and the Metropolitan Line station, making it an excellent choice for first-time buyers, downsizers or investors.

The property has been renovated throughout to a high standard, creating a stylish, move-in-ready home. Accommodation comprises an entrance hallway, a spacious 156" bay-fronted living room with feature fireplace, a modern fitted kitchen with integrated AEG appliances, a generous double bedroom, and a contemporary bathroom suite.

A major advantage of this property is that it was previously granted planning permission to convert the loft into a second bedroom with an en-suite (Planning References: Pa/306/E.01, pa/306/P.01 and pa/306/P.02), offering excellent potential to increase both the living space and future value.

Further benefits include double glazing, gas central heating, a private low-maintenance rear garden with useful storage/outbuilding, a single garage with vehicle access, share of the freehold with approximately 105 years remaining on the lease, no service charge and no onward chain.

This is a fantastic opportunity to acquire a well-presented home with exciting scope for future expansion in a highly convenient location.

One-bedroom first-floor maisonette

Share of freehold

Granted planning permission to create a second bedroom with en-suite

Beautifully refurbished throughout

Spacious 156" bay-fronted living room

Modern fitted kitchen with integrated AEG appliances

Contemporary bathroom suite

Double glazing and gas central heating

Private low-maintenance garden with storage/outbuilding

Single garage with vehicle access

No service charge

No onward chain

Ideal first-time purchase or investment opportunity

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 153

Price: Starting Bid £230,000

Property Type: Apartment

Parking: Garage

Year built: 1940

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

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

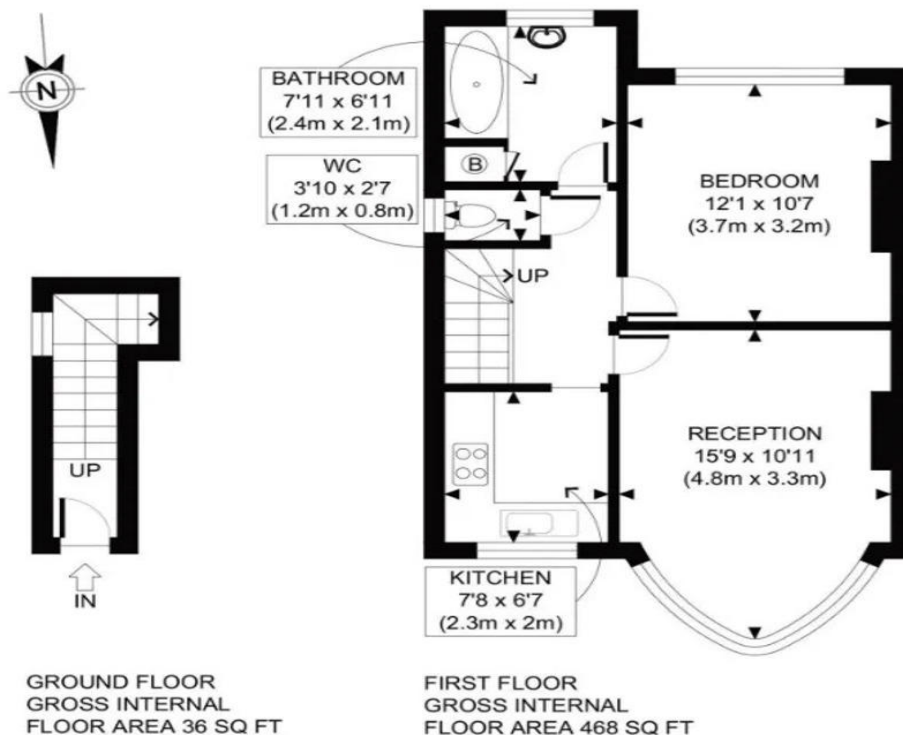
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



APPROX. GROSS INTERNAL FLOOR AREA: 504 SQ FT/ 47 SQM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

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