

Estate Agents  
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# London Properties



## Sunset House, Grant Road, Wealdstone, Middlesex

London Properties are pleased to offer to the market this ground floor purpose built flat beautifully presented 2-bedroom, 2-bathroom apartment offers spacious and contemporary living in one of Harrow's most convenient locations. Just minutes from excellent transport links, this property is perfect for professionals or small families. The property benefits from open-plan reception to kitchen, family bathroom, en-suite shower, family bathroom, electric heating, fully double and underground parking & good 137 Lease. The property is offered chain free & internal viewings are highly recommended through London Properties by appointment only.

**£315,000 Leasehold**



**Harrow Weald Branch Tel: 020 8861 4615**

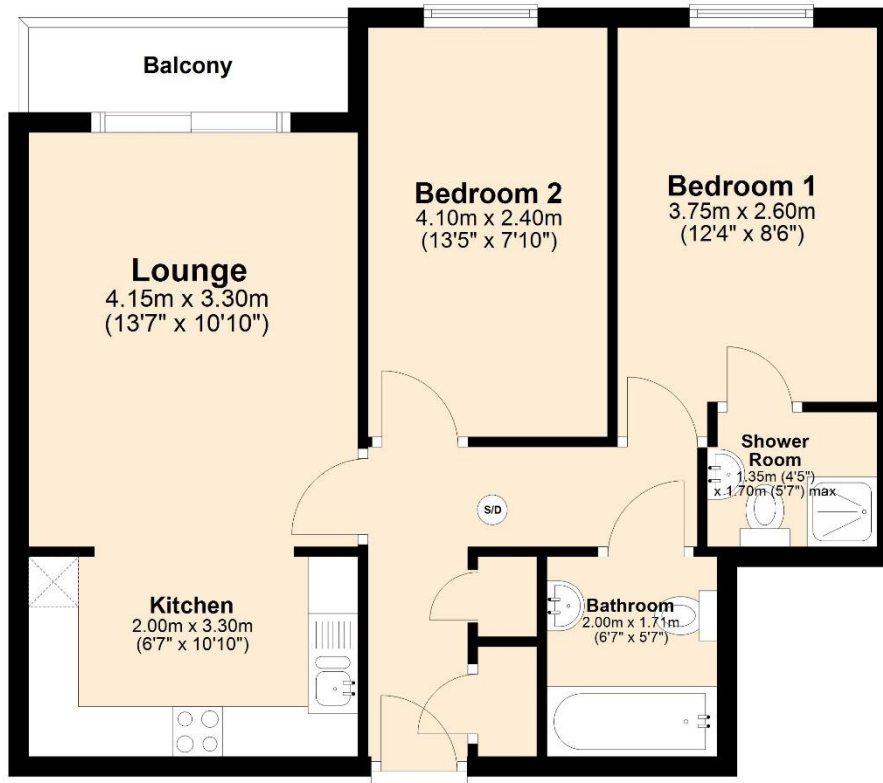
95 High Street, Harrow Weald, Middlesex, HA3 5DL. Fax: 020 8861 3610 Email: harrowweald@london-properties.co.uk

**www.london-properties.co.uk**

Proprietor: Mukesh B. Mehta

## Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)

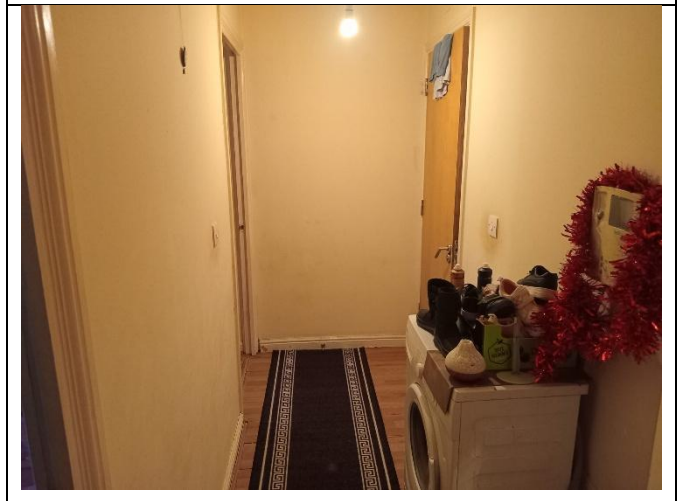


Total area: approx. 55.1 sq. metres (593.3 sq. feet)

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London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

## ADDITIONAL PHOTOGRAPHS



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## Sunset House, Grant Road, Wealdstone, Middlesex, HA3 7SA

### ACCOMMODATION COMPRISES:

	Entrance through communal front door, opening to communal hallway, inner door to entrance hallway & own hardwood door opening to....
<b>ENTRANCE HALL:</b>	Build-in storage cupboard housing fuse box 2, wall mounted entry phone receiver, radiator, power point and laminated wood flooring.
<b>RECEPTION ROOM:</b>	<b>13' 7" (4m 15cm) x 10' 10" (3m 30cm).</b> Open Plan to Kitchen: Rear aspect double glazed patio doors leading to garden Balcony/Terrace, radiator x 2, television aerial point, electric heating, power points & laminated wood flooring.
<b>KITCHEN:</b>	<b>6' 7" (2m 0cm) x 10' 10" (3m 30cm).</b> Open Plan to Reception: Wall & base level units with rolltop work surfaces, stainless steel sink unit, plumbed for washing & dishwasher, space for fridge freezer, hob, Oven & extractor fan, power points and tiled flooring.
<b>FAMILY BATHROOM:</b>	<b>6' 7" (2m 0cm) x 5' 7" (1m 71cm).</b> Panel enclosed bath, extractor fan, low level WC, heated towel rail, and tiled flooring.
<b>MASTER BEDROOM:</b>	<b>12' 4" (3m 75cm) x 8' 6" (2m 60cm).</b> Rear aspect double glazed window, electric heating, power points and laminated wood flooring.
<b>EN-SUITE SHOWER ROOM:</b>	<b>5' 7" (1m 70cm) x 4' 5" (1m 35cm).</b> Low level WC, Shower cubicle, radiator, built-in cupboard, extractor fan, partly tiled walls and tiled flooring
<b>BEDROOM 2:</b>	<b>13' 5" (4m 10cm) x 7' 10" (2m 40cm).</b> Rear Aspect double glazed window, electric heating, power points and laminated wood flooring.
<b>Exterior:</b>	
<b>BALCONY/TERRACE:</b>	Good terrace space
<b>UNDERGROUND PARKING:</b>	Allocated parking

### GENERAL INFORMATION:

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<b>TENURE:</b>	Leasehold
<b>LEASE:</b>	137 years
<b>GROUND RENT:</b>	To be confirmed
<b>SERVICE CHARGE:</b>	To be confirmed
<b>LOCAL AUTHORITY:</b>	Harrow
<b>COUNCIL TAX:</b>	Band - C
<b>FIXTURES &amp; FITTINGS:</b>	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.
<b>ENERGY PERFORMANCE CERTIFICATE:</b>	Energy Rating D
<b>VIEWINGS:</b>	Through London Properties by appointment only.
<b>AGENTS NOTE:</b>	London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.
<b>MAILING LIST:</b>	We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.
<b>DETAILS BY E-MAIL:</b>	We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: <a href="mailto:harrowweald@london-properties.co.uk">harrowweald@london-properties.co.uk</a>
<b>FREE VALUATIONS &amp; MARKETING ADVICE:</b>	We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: <b>020 8861 4615</b>

**MORTGAGES: We can offer help and advice in arranging your mortgage.  
Written quotations are available on request. Please contact this office.**

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**REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615**

[www.london-properties.co.uk](http://www.london-properties.co.uk)

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