



## Masons Avenue, Wealdstone, Middlesex

London Properties as Sole Agents are delighted to offer to the open market this First Floor two bedroom converted flat situated just a few moments' walk from Harrow & Wealdstone Station, which offers access into Euston Station within 15 minutes and also within walking distance to all local amenities. The property benefits from good sized reception room, fitted kitchen, family bathroom, gas central heating and fully double glazed. The property benefits from no upper chain and Internal viewings are highly recommended through London Properties by appointment only.

**£275,000 Leasehold**



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Proprietor: Mukesh B. Mehta

## **ADDITIONAL PHOTOGRAPHS**



**PIC 1**



**PIC 2**



**PIC 3**



**PIC 4**



**PIC 5**

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.

## **Masons Avenue, Wealdstone, Middlesex, HA3 5AN**

### **ACCOMMODATION COMPRISES:**

	Entrance through communal entrance opening to communal hallway & own hardwood front door.
<b>STAIRS TO FIRST FLOOR:</b>	Fitted carpet
<b>FIRST FLOOR LANDING:</b>	Fitted carpet
<b>RECEPTION ROOM:</b>	<b>10' 2" (3m 10cm) x 9' 10" (3m 00cm).</b> Front aspect double glazed bay window, radiator, single radiator, television point, cable point, telephone point, power points, and fitted carpet.
<b>KITCHEN:</b>	<b>9' 10" (3m 00cm) x 5' 1" (1m 56cm).</b> Front aspect double glazed window, range of eye and base level units, single drainer stainless steel sink unit, space for gas cooker, plumbed for washing, space for up right fridge-freezer, power points, wall mounted central heating boiler, and lino flooring.
<b>BATHROOM:</b>	Bathroom comprising of paneled enclosed bath with mixer taps and wall mounted power shower with curtain rail, hand wash pedestal unit, low level WC, newly tiled walls, radiator, lino flooring.
<b>BEDROOM 1:</b>	<b>10' 4" (3m 15cm) x 10' 4" (2m 80cm).</b> Side aspect double glazed window, double radiator, power points, and fitted carpet.
<b>BEDROOM 2:</b>	<b>10' 2" (3m 10cm) x 2' 15" (3m 7cm).</b> Side aspect double glazed window, single radiator, power points, fitted carpet.
<b>Exterior:</b>	
<b>GARDEN:</b>	Communal Front Garden
<b>PARKING:</b>	Allocated parking.

### **GENERAL INFORMATION:**

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<b>TENURE:</b>	Leasehold
<b>LEASE:</b>	80 years & ground rent to be confirmed
<b>LOCAL AUTHORITY:</b>	Harrow
<b>FIXTURES &amp; FITTINGS:</b>	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.
<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:info@london-properties.co.uk">info@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>

**Written quotations are available on request. Please contact this office.**

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

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