

Winkworth



Winkworth



Winkworth

**STATION PARADE, HARROW, HA3**  
**£275,000 LEASEHOLD**

# ONE BEDROOM FLAT FOR SALE

Tenure: Leasehold (Approximately 105 years remaining)  
Service Charge: £0.00  
Ground Rent: Peppercorn  
EPC Rating: D  
Council Tax Band: B

Harrow | 020 8861 3933 | harrow@winkworth.co.uk



for every step...



### DESCRIPTION:

Showcasing stylish hues and contemporary decoration, Winkworth Harrow are delighted to offer this charming one bedroom flat to the sales market situated in the heart of Belmont Circle.

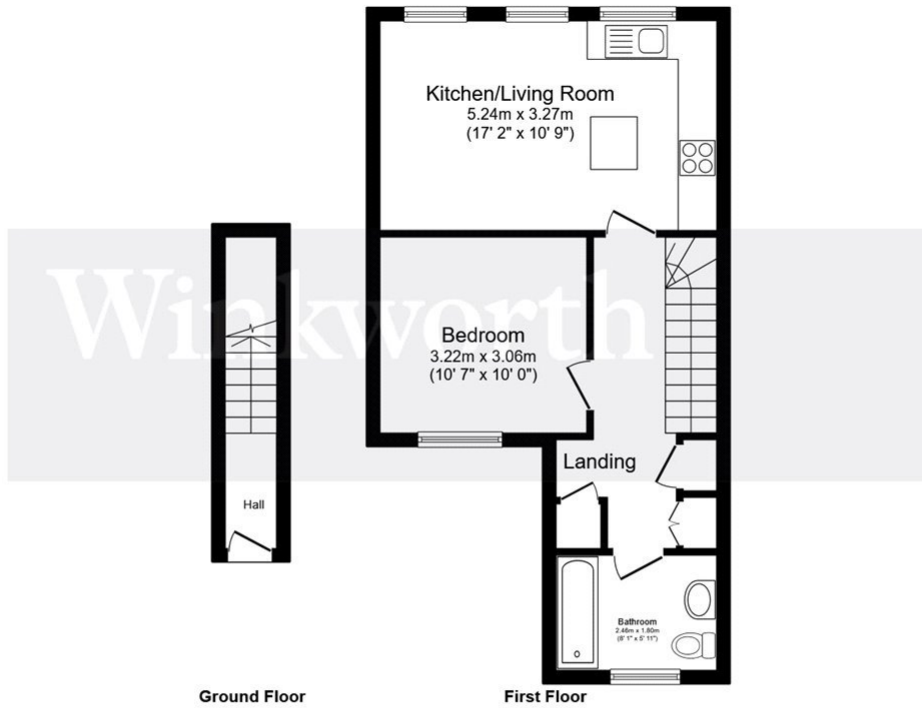
Situated above a local office, the flat comprises a bright and airy reception room, a modern kitchen, a large double bedroom and a fully fitted bathroom. With its modern amenities and sophisticated design, this apartment provides a comfortable and convenient living experience.

Offered for sale with no upper chain, this apartment is a perfect purchase for a first time buyer, looking to take their first step onto the property ladder, or an avid landlord, seeking their next investment.

Further benefits include no service charge, a peppercorn ground rent, access to large loft space and an allocated parking space!







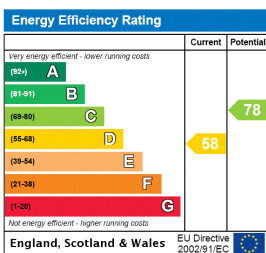
Total floor area 46.8 m<sup>2</sup> (504 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold  
**Term:** Expires - 08/07/2129  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Harrow | 020 8861 3933 | [harrow@winkworth.co.uk](mailto:harrow@winkworth.co.uk)



for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.