



Winkworth

for every step...



RADBOURNE COURT, DRAYCOTT AVENUE, HARROW, HA3
OFFERS IN EXCESS OF £150,000 LEASEHOLD APPROX 153 YEARS REMAINING

CHARMING ONE BEDROOM GROUND FLOOR RETIREMENT FLAT

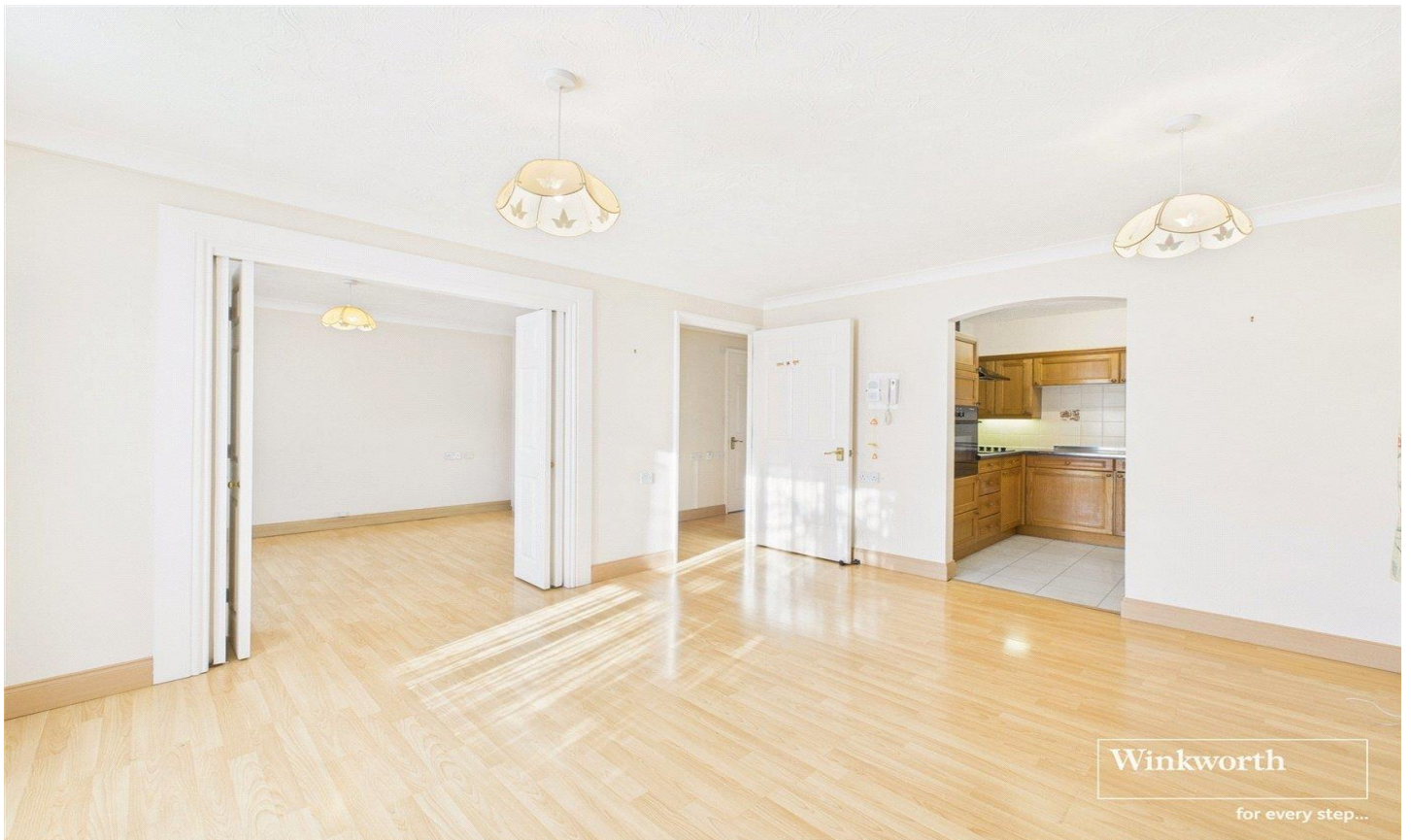
- **SERVICE CHARGE APPROX £2580 PER ANNUM**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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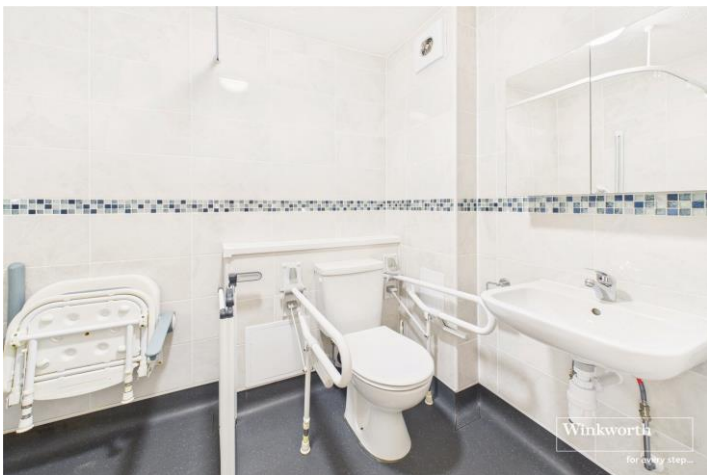
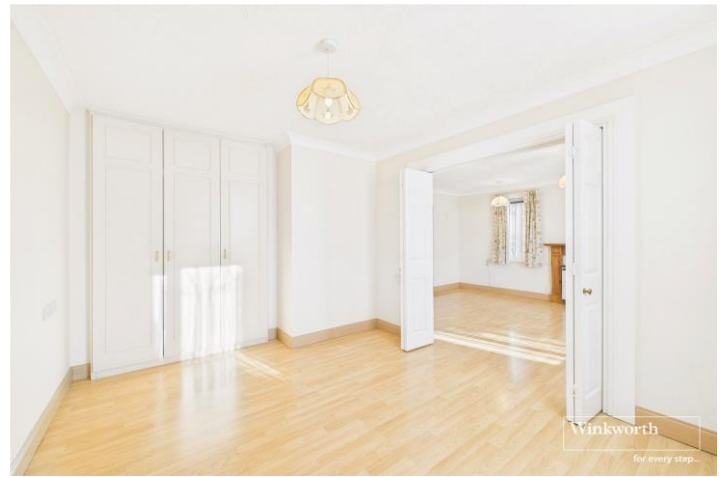


This cosy ground-floor retirement flat offers a comfortable and secure home within a welcoming community. Designed for ease of living, the property features a well-proportioned bedroom, and a living room adjoining with a convenient kitchen, as well as a hassle-free wet room. Residents benefit from a strong community spirit, with shared facilities and opportunities to socialize. For added peace of mind, an on-site warden is available for assistance and can be contacted from multiple points within the property. Additionally, a 24-hour emergency Harrow Care Line system ensures support is always available. Age Requirement: Residents must be over 60 years old (or, for couples, one must be over 60 and the other over 55). Ideally positioned near excellent shopping amenities, including Sainsbury's supermarket just across the road. Kenton and Northwick Park stations are within walking distance, offering easy access to public transport. Northwick Park Hospital is also nearby. Convenient on-site parking available for residents. This delightful home presents an excellent opportunity for a peaceful and secure retirement in a sought-after area. Early viewing is highly recommended.

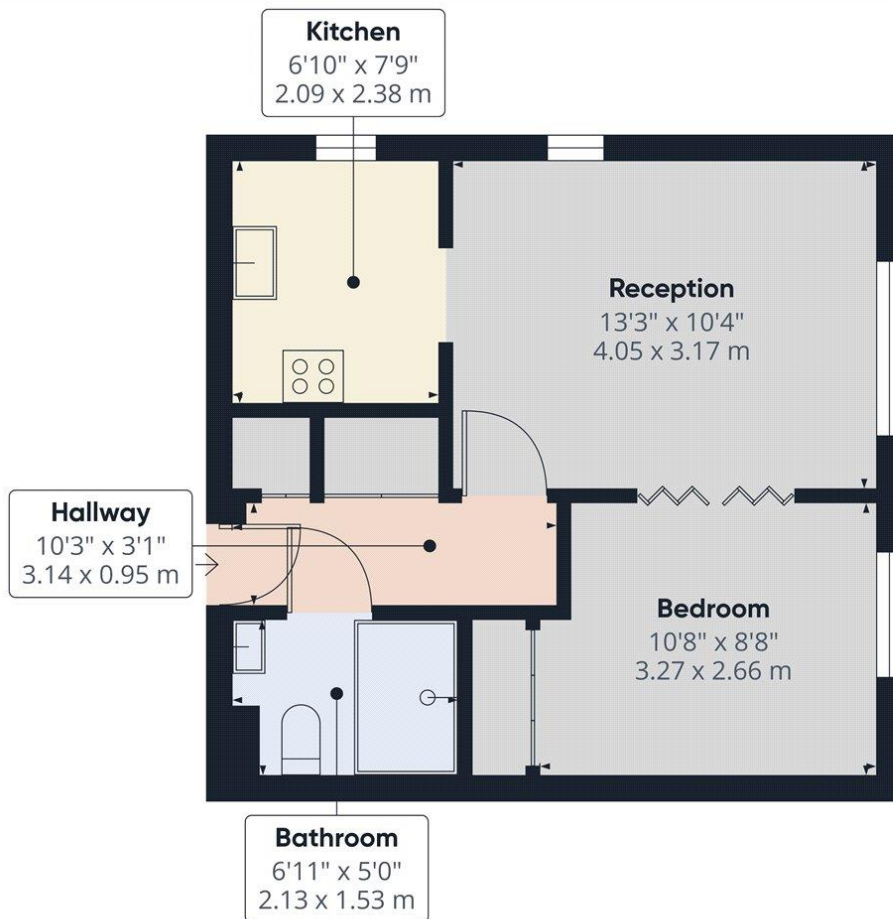


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Approximate total area⁽¹⁾
380.39 ft²
35.34 m²

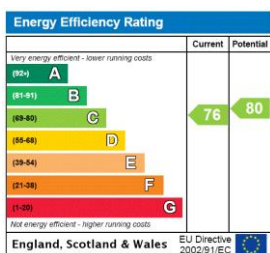
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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: 153 year and 7 months

Service Charge: £2580 per annum approx.

Ground Rent: £ 0 Annually

Council Tax Band: C - Brent

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.

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