



**GAYTON ROAD, HA1**  
**£480,000 SHARE OF FREEHOLD**

## **CALLING ALL FIRST TIME BUYERS!**

**Tenure: Share of Freehold**  
**Term: 92 Years**  
**Service Charge: £2280 per annum**  
**Ground Rent: £0 Annually**  
**Council Tax Band: E**

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



### DESCRIPTION:

Offering an ultra-convenient location, this charming top floor apartment boasts two generously sized bedrooms and ample storage throughout, perfect for a small family or professionals seeking a tranquil abode.

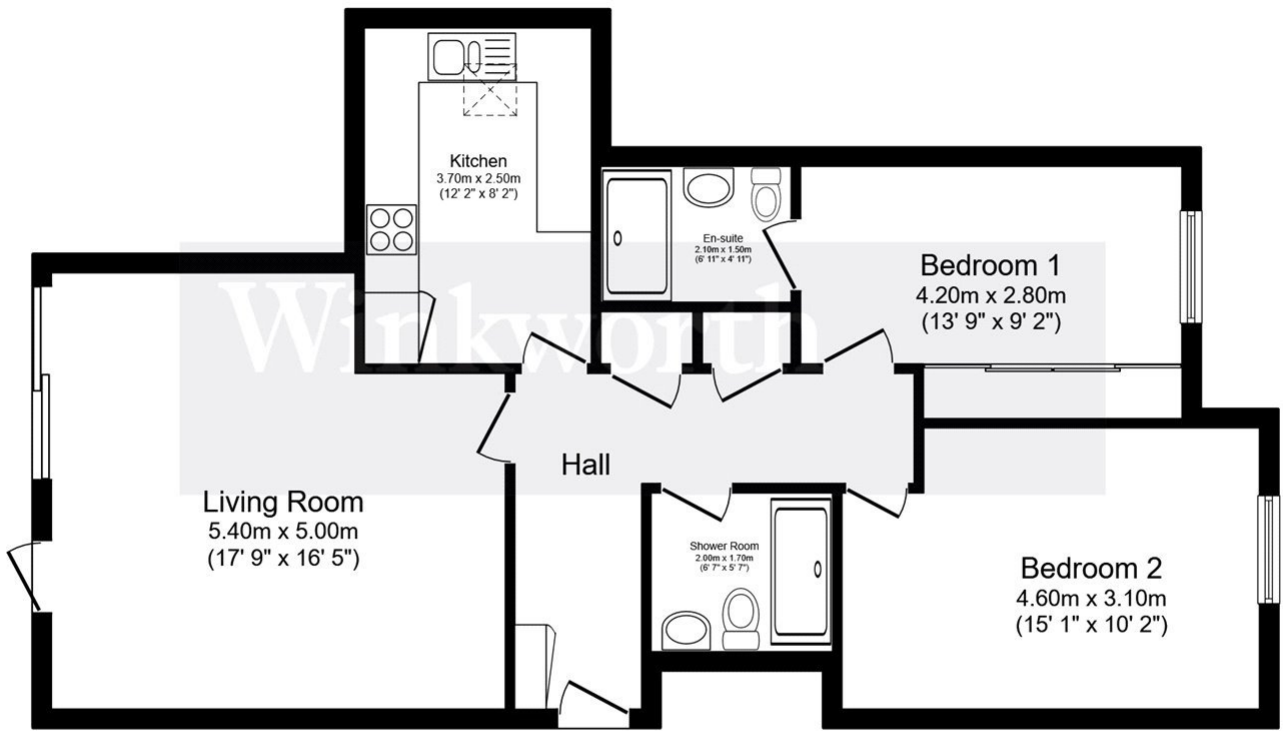
Residents can enjoy the beautifully maintained communal garden, providing a serene outdoor space. Convenience is key with residents' parking, ensuring hassle-free parking options.

Well-presented throughout, the apartment comprises of two double bedrooms with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. The expansive, light-filled reception room offers space for dining; sliding doors open out to a balcony offering attractive views, ideal for relaxing or entertaining guests. The kitchen has a range of units and worktop space catering to all your culinary needs. Completing the apartment is a family bathroom.

Situated in a sought-after location, this property is within easy reach of local amenities, schools, and transport links, offering a perfect blend of comfort and convenience for the discerning homeowner.







Total floor area 75.4 m<sup>2</sup> (812 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)

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	