



ARCHERY CLOSE, MIDDLESEX, HA3
£300,000 LEASEHOLD

CALLING ALL BUYERS!

Tenure: Leasehold
Term: 146 years (Approx.)
Service Charge: £150 per annum
Ground Rent: Peppercorn
Council Tax Band: C
EPC Rating: C

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



DESCRIPTION:

Winkworth Harrow are proud to present to the Sales Market, this gem of a family home.

This charming first floor two bedroom maisonette boasts bright, light-filled interiors and neutral hues, displaying a sense of modernity and serenity. On the first floor, there is a sleek kitchen, spacious living area, family bathroom and two large double bedroom.

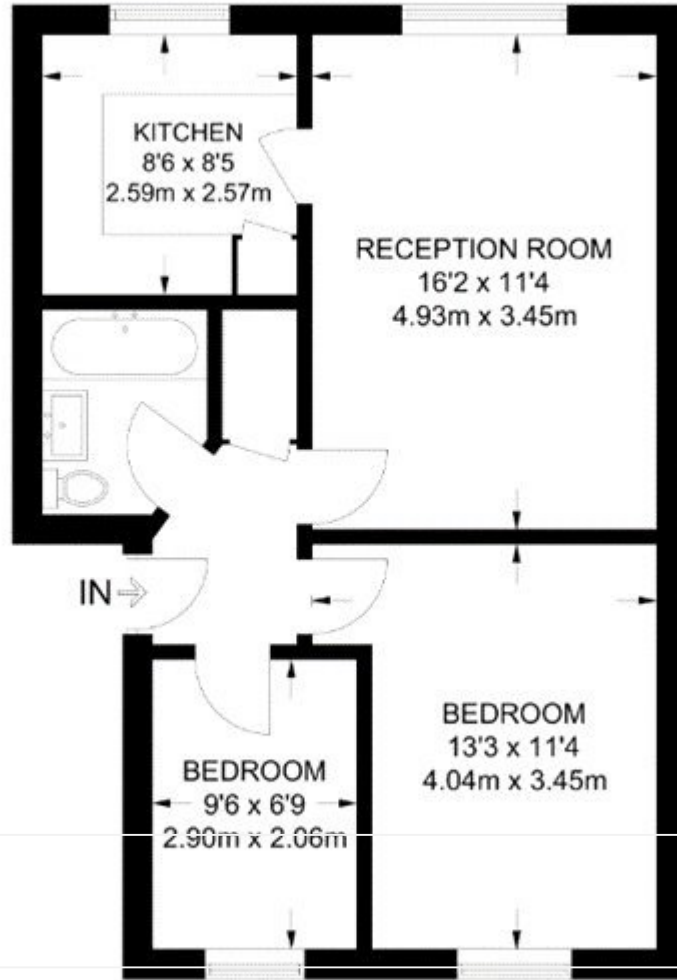
With 146 years remaining on the underlying lease, no Ground rent, and is offered to the sales market with no upper chain.

The property is conveniently located in close proximity to Harrow and Wealdstone's ever popular high street and is even closer to Belmont Circle, where you can take advantage of the plethora of dining and shopping options. Harrow Leisure Centre is also located a short distance away.

Catchment for leading local schools, such as Park High School, Avanti House School and many more!



APPROXIMATE FLOOR AREA = 555 SQ FT / 51.6 SQ M



FIRST FLOOR

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.

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