

## ***WARRINGTON ROAD, HARROW***



***Two Bedroom First Floor Flat***

***£275,000***

CASH BUYERS ONLY. Robertson Phillips are delighted to present this centrally located first floor flat onto the market. The property sits just 0.6 miles from station approach next to Harrow on the Hill Station, which equates to easy access to transport links into central London and also the town centre itself in Harrow. The property internally is of a decent standard and could be rented out as is for any potential investor. Rental income for a property like this is approx 1250pcm, but the lease has only 60 years remaining, so would need to be extended for mortgage purposes.



**Location:** 0.6 miles from Central Harrow which offers access to an array of shopping facilities, restaurants, gyms and a cinema, the property also has a Tesco Superstore on its doorstep and Harrow on the Hill Station provides access to the metropolitan line on the underground and has a 24 hour bus station with routes across North West London.





- *Two Bedroom First Floor Flat*
- *Close To Town Centre*
- *Cash Buyers Only*
- *60 Year Lease*
- *No Upper Chain*
- *Gas Central Heating*

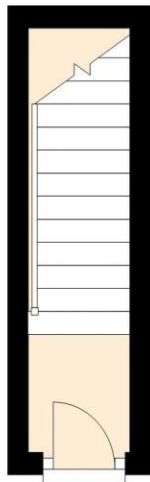


#### Additional Information

TENURE. LEASEHOLD (60 YEARS REMAINING)

LOCAL AUTHORITY. HAROW COUNCIL

SERVICE CHARGE/GROUND RENT: INFO PENDING



## Ground Floor

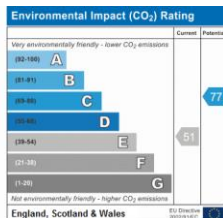
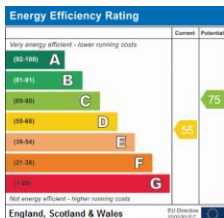
Approx. 3.7 sq. metres (40.3 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.5 sq. feet)

Total area: approx. 61.8 sq. metres (664.8 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.