RGS PROPERTIES

FOR SALE

£280,000



ARCHERY CLOSE, HARROW, HA3 7RX

Archery Close, Harrow

Ground-floor flat

BEDROOMS	BATHROOMS	FLOOR AREA	EPC
2	1	408 sq ft	C

A ground-floor two-bedroom flat, renovated from top to bottom, with an allocated parking space, a long lease and no onward chain.

BOOK A VIEWING WITH RGS PROPERTIES

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Photos, the 360° tour and room sizes online:
rgsproperties.co.uk/sales/archery-close-harrow-ha3

ABOUT THE HOME

Archery Close, Harrow

The flat was originally laid out with one bedroom. The current owner reconfigured it into two bedrooms and renovated it throughout: new partition walls, walls and ceilings re-boarded with ply and fresh plasterboard for a quieter home, a new fitted kitchen, new tiling in the kitchen and bathroom, and new laminate flooring on a thick underlay.

The boiler, radiators, windows and doors have all been replaced, so there is little left for a new owner to do. It is furnished and run today as serviced accommodation by RGS Properties.

Outside there is an allocated parking space. Harrow & Wealdstone station (Bakerloo line, London Overground and mainline trains) is about a 15-minute walk away. The flat is sold with no chain.

At a glance

- Two bedrooms (reconfigured from one)
- New boiler, radiators, windows and doors
- 145-year lease
- No onward chain
- Council tax band C (Harrow)
- Renovated throughout, including a new kitchen and bathroom tiling
- Allocated parking space
- About 15 minutes' walk to Harrow & Wealdstone station
- EPC rating C


Kitchen


Bedroom one


Bedroom two


Bathroom

ROOM SIZES

Room by room

Ground floor

Living room	12'6" x 9'5"
Kitchen	13'0" x 6'6"
Bedroom one	9'6" x 12'6"
Bedroom two	6'9" x 9'5"
Bathroom	5'6" x 6'4"

Total about 408 sq ft. Measurements are approximate. A floor plan is available on request.

Energy rating



Ground-floor flat, Archery Close. Valid until 1 April 2036, 43 m². Full certificate on the GOV.UK energy certificate register.

KEY INFORMATION

The details

Price	£280,000
Tenure	Leasehold, 145 years remaining
Service charge	£1,300 (period to be confirmed)
Ground rent	To be confirmed
Council tax	Band C, London Borough of Harrow
Energy rating (EPC)	C (75), could be C (77). Valid until 1 April 2036
Property type	Ground-floor flat
Floor area	About 408 sq ft
Parking	Allocated parking space
Chain	No onward chain

Personal interest: The seller is connected to RGS Properties. The Estate Agents Act 1979 asks us to tell you this before you make an offer, and we are happy to answer any questions about it.

Nearby

- ✓ Harrow & Wealdstone station (about 15 minutes' walk)
- ✓ Harrow town centre

360° tour: walk through every room online at rgsproperties.co.uk/sales/archery-close-harrow-ha3

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These details are a general guide, prepared by RGS Properties from information supplied by the seller. They do not form part of any offer or contract. Measurements are approximate and the floor area is rounded. Services, appliances and fittings have not been tested. Please ask your solicitor to confirm the tenure, any lease terms and charges before you commit.

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