



Wallace House, Gayton Road, Harrow, HA1 2DS

£460,000 Leasehold

- Modern Eighth Floor Two Bedroom Flat
- Spacious Reception Room
- Open Plan Fitted Kitchen
- Two Bedrooms
- Large Tiled Bathroom
- Gated Underground Parking
- Long Lease
- EPC Rating B



A Modern Eighth Floor Two Bedroom Flat situated a short distance from Harrow on the Hill Underground Station, and Harrow's excellent shopping facilities. Large Reception Room with Open Plan Fitted Kitchen, Spacious Tiled Bathroom, Own Balcony, EER B. Underground Gated Parking, Very Long Lease.

Communal Entrance

Secure Intercom Access, post boxes, lifts.

Entrance Hall

Fitted cupboards (one housing washing machine), laminate flooring.

Reception Room

22' 10" x 13' 7" (6.96m x 4.14m) Three windows, radiator, laminate flooring, door to own balcony.

Open Plan Fitted Kitchen

Modern matching wall and base units, stainless steel sink with mixer tap, induction hob, oven, microwave, spot lights, tiled floor.

Bedroom One

14' 10" x 13' 1" (4.52m x 3.99m) Radiator, fitted carpet, two windows.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m) Radiator, fitted carpet, window.

Spacious Tiled Bathroom

8' 2" x 7' 3" (2.49m x 2.21m) Bath with overhead shower & screen, wash hand basin, wc, extractor, chrome ladder radiator, tiled walls.

Underground Parking

Allocated gated underground car parking space.

Lease

Approx 240 years unexpired (to be confirmed)

Additional Information

Floor Area - 818 ft² / 76 m²

Mobile coverage - EE, Vodafone, Three and O2

Broadband - Basic 12 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT and Sky

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Photos may be from our library. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	86	86		
A				
(81-91)				
B				
(69-80)				
C	86	86		
(55-68)				
D				
(39-54)	86	86		
E				
(21-38)				
F	86	86		
(1-20)				
G	86	86		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

