

LEASEHOLD



Apartment - Above Shop (EPC Rating: E)

PRESTON ROAD, HARROW. HA3 0QA

Offers In The Region Of

£220,000 LEASEHOLD



HAYMILLS
Expertise Experience Engagement



E

1 Bedroom flat above shop in Preston Road.

A spacious one-bedroom purpose-built flat ideally positioned above shops on the ever-popular Preston Road, just moments from Preston Road Underground Station (Metropolitan Line), providing excellent access into Central London. This well-proportioned property offers a bright and airy living room, a good-sized double bedroom, a fitted kitchen, and benefits from double glazed windows throughout. The layout makes for comfortable living and strong rental appeal, making it an excellent opportunity for both first-time buyers and discerning buy-to-let investors alike. Our experienced letting department estimate a monthly rental of £1450 pcm offering an immediate income stream for investors seeking a ready-made investment. Its prime location, with a range of local shops, amenities, and transport links right on the doorstep, further enhances its desirability.

Leasehold: 125 years from 24 June 1994

Service Charge: We understand there are no service charges payable

Ground Rent: To be advised

Council Tax: Band B (£1,659.12 per annum)

Early viewing is highly recommended.



Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.