



# Gayton Road, Harrow, HA1

Asking Price: £340,000

Benham  
& Reeves

# Gayton Road, Harrow, HA1

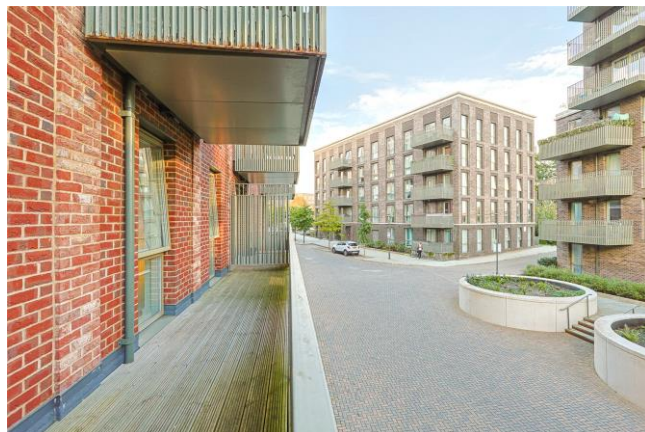
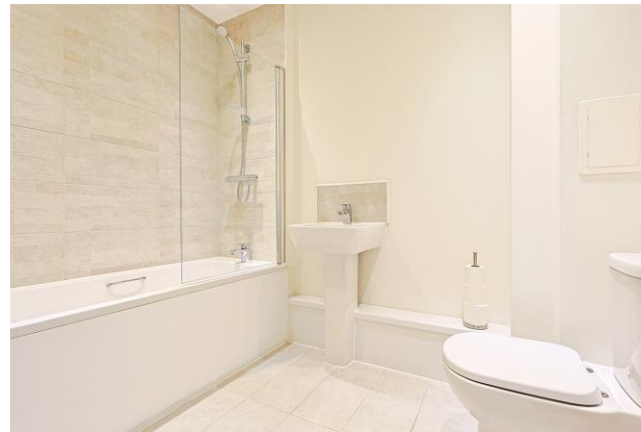
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240252

Situated on the upper ground floor is this stylish one bedroom apartment spanning across a generous 544 square feet (circa.) of internal living space offering bright and spacious accommodation throughout. The apartment comprises an entrance hallway with generous built-in storage cupboards and utility room, a spacious and bright, open plan living room-diner with attractive wood laminate flooring, and floor to ceiling windows, under floor heating and a private east facing balcony. A modern fully fitted kitchen features contemporary wall and base units and integrated appliances. The bedroom offers ample room and benefits from built in wardrobes and a “Jack and Jill” three-piece family bathroom. The generously proportioned apartment offers ample storage. Added benefits include lease over 240 years and no onward selling chain.

Chesterton House is located perfectly in the heart of the town centre with an array of shopping facilities, cafes and restaurants giving an abundance of amenities at your doorstep. Harrow On-The-Hill train and bus station is only minutes walking distance which provides an excellent rail network to central London via the Metropolitan Line & National Rail.

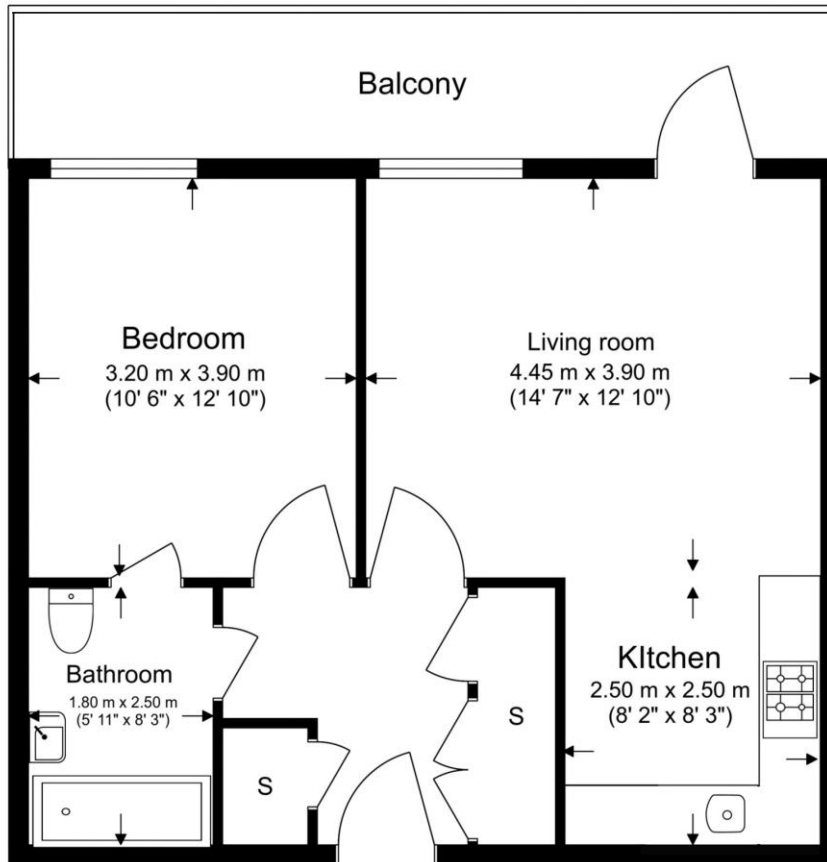




## Property Features:

- Chain Free
- Contemporary One Bedroom Apartment
- One Bathroom
- Upper Ground Floor
- 544 Square Feet (Approx.)
- East Facing Balcony
- St George's & St Ann's Shopping Centres
- Harrow-on-the-Hill (Metropolitan Line & National Rail)

Total Gross Interenal Area  
50.5 Sq/m - 544 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£340,000
Tenure:	Leasehold Expires 23/12/2266 Approximately 242 Years Remaining
Ground Rent:	£356.00 (per annum) For the year 2024
Service Charge:	£1,540.00 approx.(per annum) For the year 2024
Anticipated Rent:	£1,600.00 pcm Approx. 5.6% Yield

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240252

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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