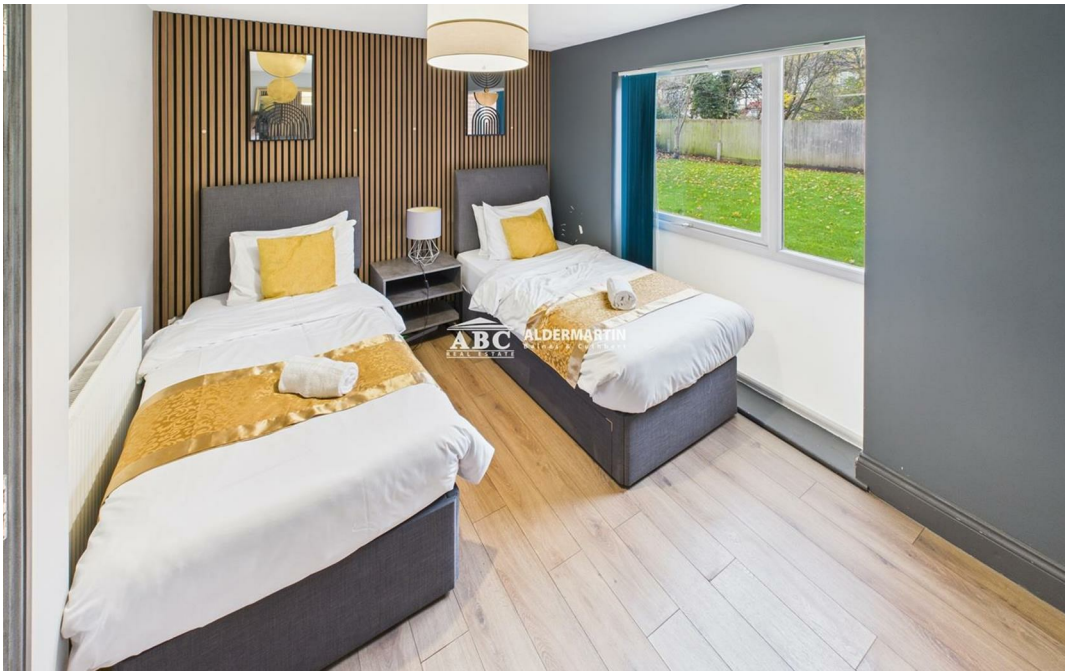
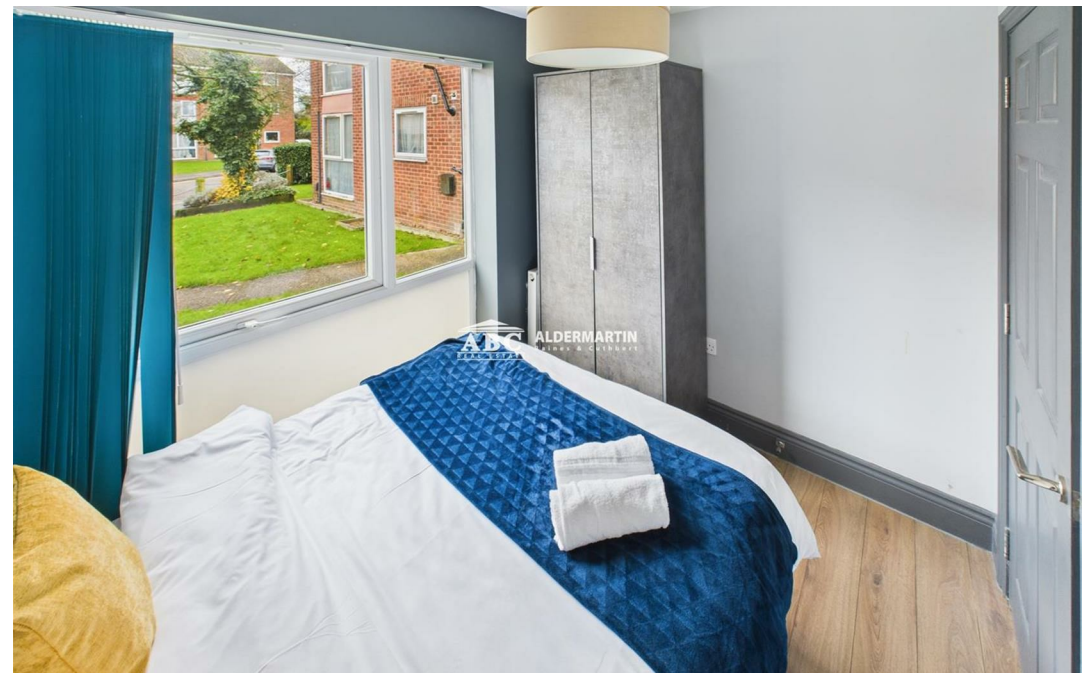




Archery Close, Harrow HA3 7RX

**£290,000
Leasehold**





- 2 BED
- NEW BATHROOM
- NEW BOILER
- SOLE AGENT

- 1 BATH
- NEW KITCHEN
- NEW KITCHEN & BATHROOM TILES

- EXTERNAL PARKING
- NEW PARTITION WALLS
- NEW DOORS & WINDOWS

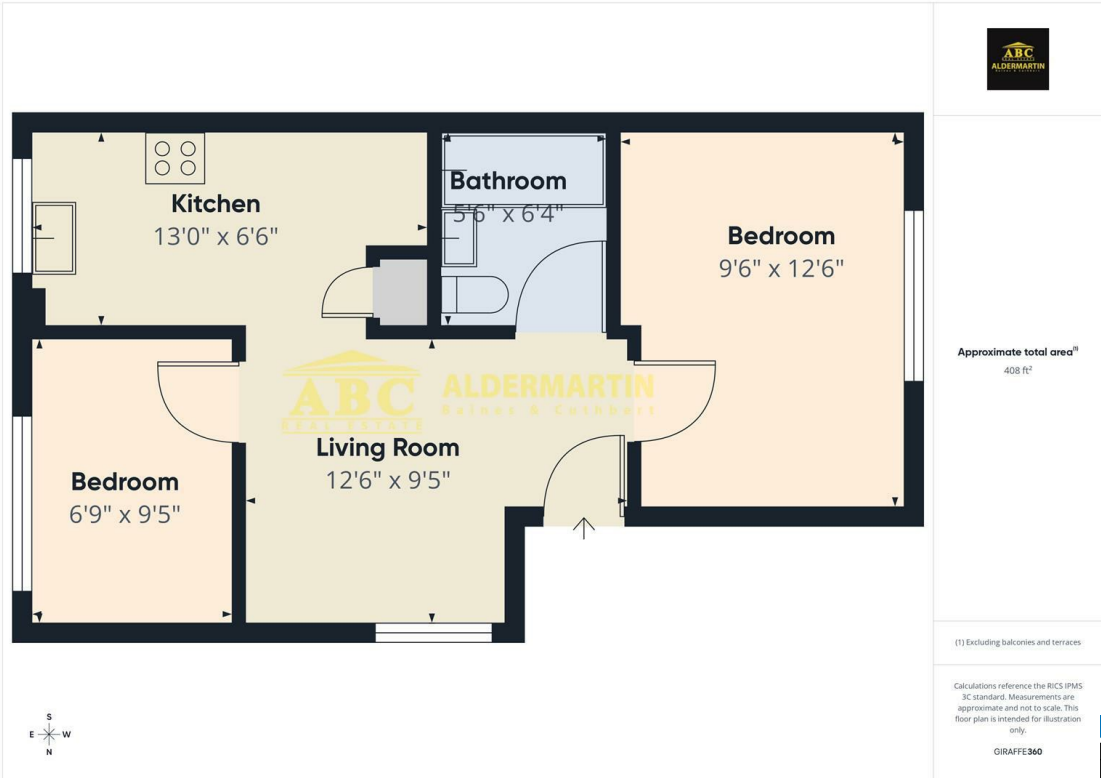
Situated in Archery Close, Harrow, this charming ground floor flat presents an excellent opportunity for investors seeking strong rental potential or first-time buyers looking for a modern home.

The property spans 408 sq ft and has been reconfigured from a one-bedroom to a two-bedroom layout, significantly enhancing its value and rental appeal.

The flat offers a bright reception room and two well-proportioned bedrooms. Extensive renovation works have been completed by the vendor, including double boarded ply + new plasterboard to walls and ceilings ideal for resistance and noise cancellation, new kitchen and bathroom tiles, and a brand-new fitted kitchen. The boiler, radiators, windows, doors and partition walls have also been fully replaced.

Further benefits include new 10mm underlay with 12mm laminate flooring, allocated parking space, and a convenient 15-minute walk to Harrow & Wealdstone Station. Chain-free and available now.

Estimated rental income: £21,000–£23,000 per annum.



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

ABC Hendon Sales
020 8203 4567

