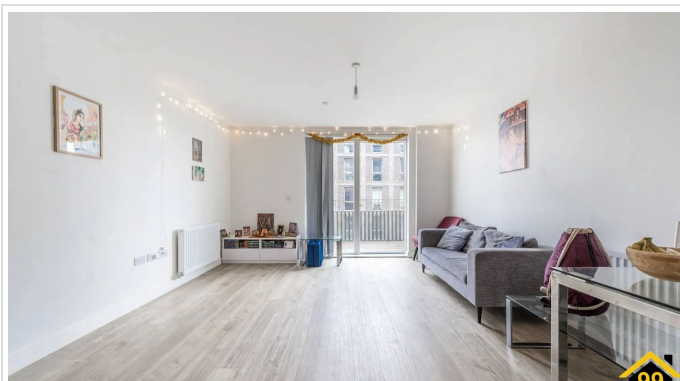
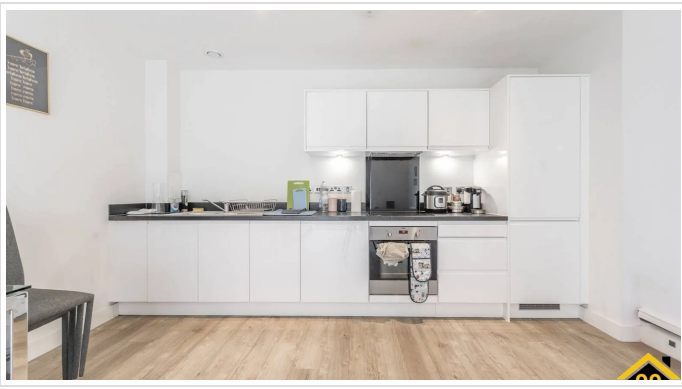




**99Home Ltd.**  
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1 Bed Flat In Chesterton House Gayton Road, Harrow, HA1 2DL £320,000





## SHORT DESCRIPTION

Property Ref: 12040 **\*\*Charming One-Bedroom Flat in the Heart of Harrow\*\*** Welcome to this delightful one-bedroom flat nestled in the vibrant community of Harrow. This cozy residence offers a perfect blend of comfort and convenience, making it an ideal home for young professionals, couples, or investors seeking a well-located property in this sought-after area. **\*\*Key Features:\*\*** - **\*\*Modern Interiors:\*\*** Step inside to discover a tastefully designed living space that exudes contemporary elegance. The interiors have been thoughtfully crafted to maximise space, light, and functionality, offering a comfortable and welcoming ambiance. - **\*\*Inviting Living Area:\*\*** The open-plan living area serves as the heart of the home, providing a versatile space for relaxation and entertainment. Enjoy plenty of natural light through large windows that also offer picturesque views of the surrounding neighborhood. - **\*\*Well-Equipped Kitchen:\*\*** The flat boasts a modern kitchen equipped with high-quality appliances and ample storage, making meal preparation a joy. Whether you're a seasoned chef or an occasional cook, this kitchen will cater to your culinary needs. - **\*\*Tranquil Bedroom:\*\*** The well-proportioned bedroom is a tranquil haven where you can unwind and rest peacefully. Its serene ambiance promises a good night's sleep after a busy day. - **\*\*Sleek Bathroom:\*\*** The flat features a contemporary bathroom, complete with modern fixtures and a clean design, ensuring a spa-like experience each time you step in. - **\*\*Convenient Location:\*\*** Situated in the heart of Harrow, this property enjoys easy access to an array of amenities. From shopping centers and supermarkets to cafes, restaurants, and recreational facilities, everything you need is just a short stroll away. - **\*\*Transport Links:\*\*** Commuting is a breeze with excellent transport links nearby, including Harrow-on-the-Hill Underground Station and various bus routes, connecting you to Central London and beyond. - **\*\*Ideal Investment:\*\*** For investors, this flat presents a fantastic opportunity to capitalise on Harrow's thriving property market. With its strategic location and enduring demand, this property is sure to generate a healthy rental yield. - **\*\*Community Spirit:\*\*** Harrow is known for its friendly community atmosphere, providing residents with a sense of belonging and security. Don't miss this chance to own a charming one-bedroom flat in the heart of Harrow. Contact us today to arrange a viewing and secure your dream home or investment property in this vibrant neighborhood... Property Type: Flat Full selling price: £320000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 250 Yearly Ground Rent Cost: £355.14 Yearly Management Cost: £1535.00 Council tax band: C EPC rating:B Measurement:521.57 sq.ft. Outside Space: Communal Garden, Balcony Heating Type: Central, Double Glazing Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----



**Bed Room(s)**



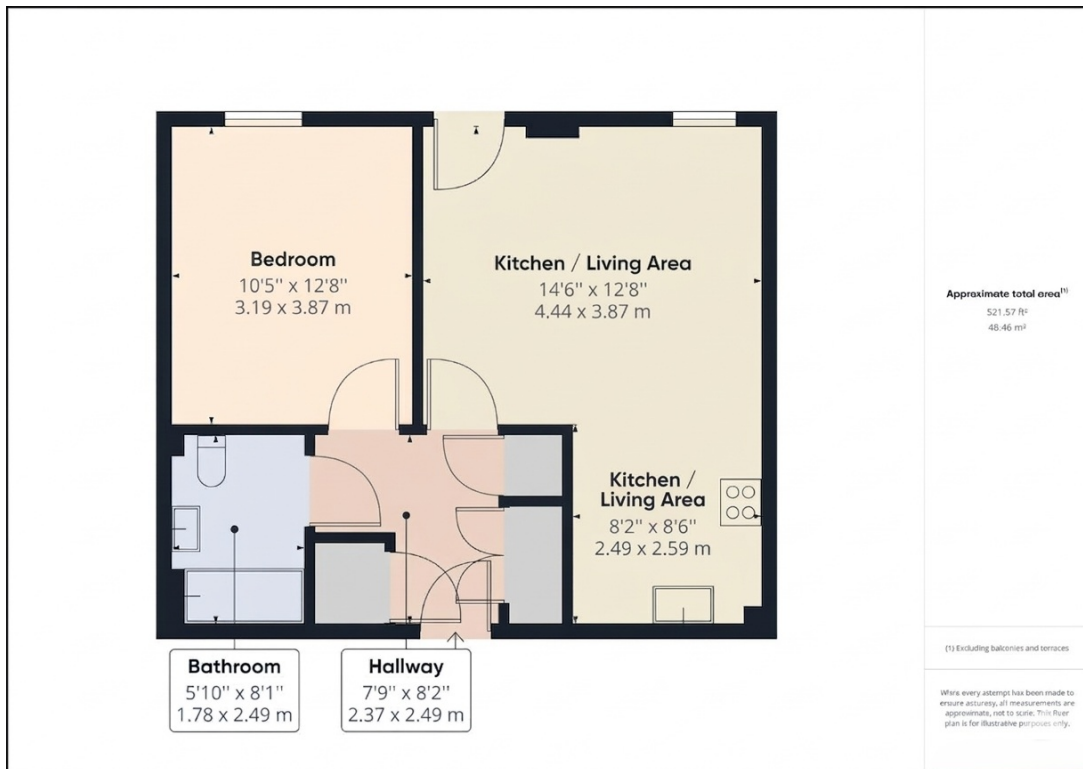
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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