



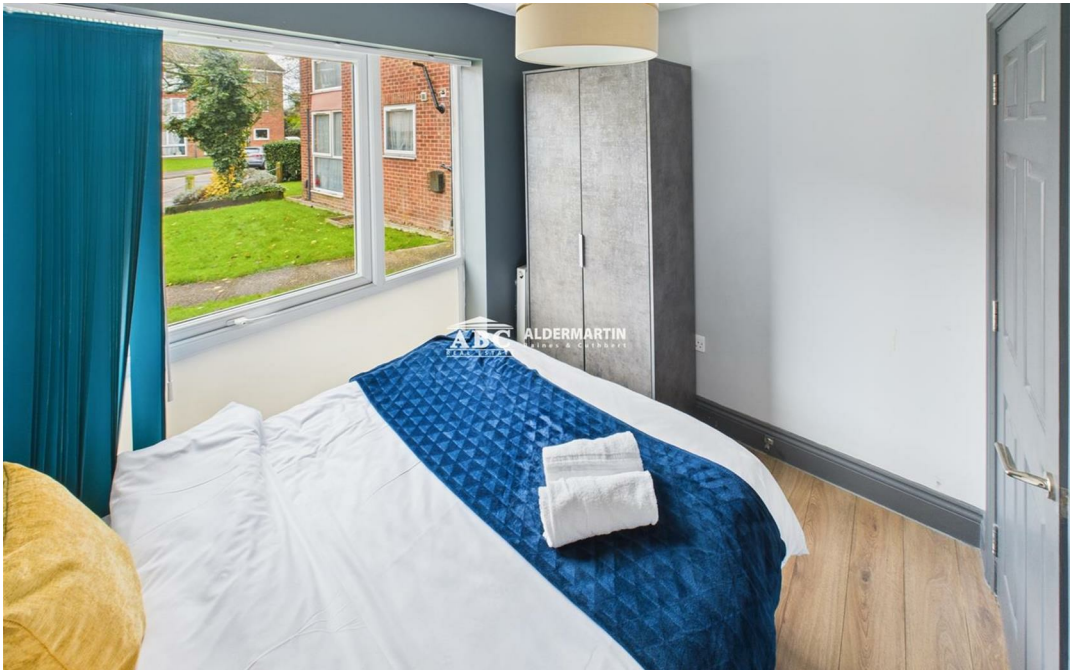
**Archery Close, Harrow HA3 7RX**

**£300,000**  
**Leasehold**









- 2 BED
  - NEW BATHROOM
  - NEW BOILER
  - LONG LEASE
- 1 BATH
  - NEW KITCHEN
  - NEW KITCHEN & BATHROOM TILES
- EXTERNAL PARKING
  - NEW PARTITION WALLS
  - NEW DOORS & WINDOWS



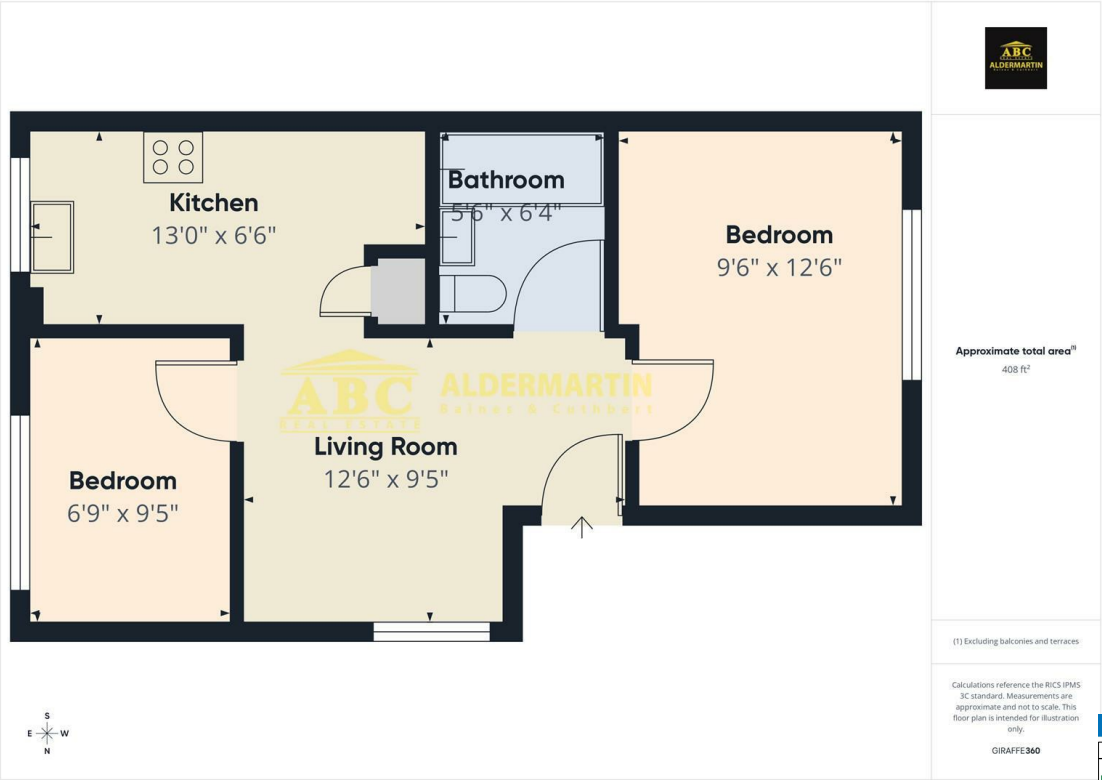
Nestled in the quiet Archery Close, Harrow, this charming ground floor flat presents an excellent opportunity for investors seeking strong rental potential or first-time buyers looking for a modern home.

The property spans 408 sq ft and has been thoughtfully 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.



**ABC Hendon Sales**  
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