



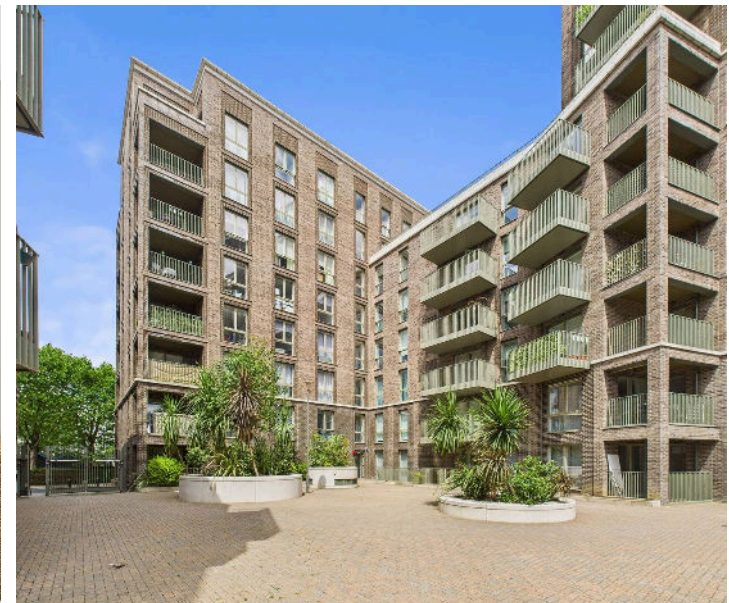
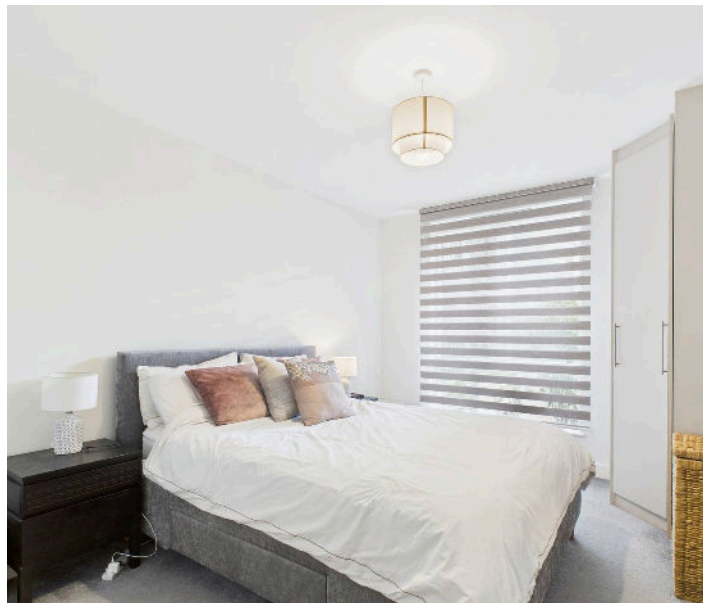
Key Features:

- Ground floor two bedroom luxury apartment
- Car parking lease available to residents to purchase monthly
- Private balcony
- Well kept communal gardens
- Lift access to all floors & intercom entry system
- In the heart of Harrow town centre
- Master bedroom with ensuite
- Private children's play area for residents
- Open plan kitchen/lounge/diner

This stunning two double-bedroom, two-bathroom, ground-floor apartment in an ultra-convenient location, is an ideal investment opportunity or first time purchase. Once inside the apartment a welcoming hallway has doors to all rooms. The modern contemporary open plan kitchen/diner/living is a versatile space ideal for cooking, dining as well as relaxing and also boasts a private balcony from the living area. The bespoke kitchen has white high gloss wall and base units, built in oven and integral appliances.

The master bedroom is light and bright and has fitted wardrobes and an ensuite shower room for added convenience. The second bedroom is a comfortable double. Completing this lovely home is a fresh fully tiled bathroom comprising of a three piece suite.

The property benefits from lift access to all floors, a secure phone intercom entry system, parking available for purchase at an additional fee.



Verified Material Information:

Parking: Car parking lease available to residents to purchase monthly

Tenure: Leasehold

Length of Lease: 241 years

Service charge yearly: £3500 (inclusive of building insurance)

Ground Rent: £470 to be paid twice per year

Building Insurance: £275pa

Local authority: Harrow

Council tax band: E

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Electric

Broadband & mobile coverage:

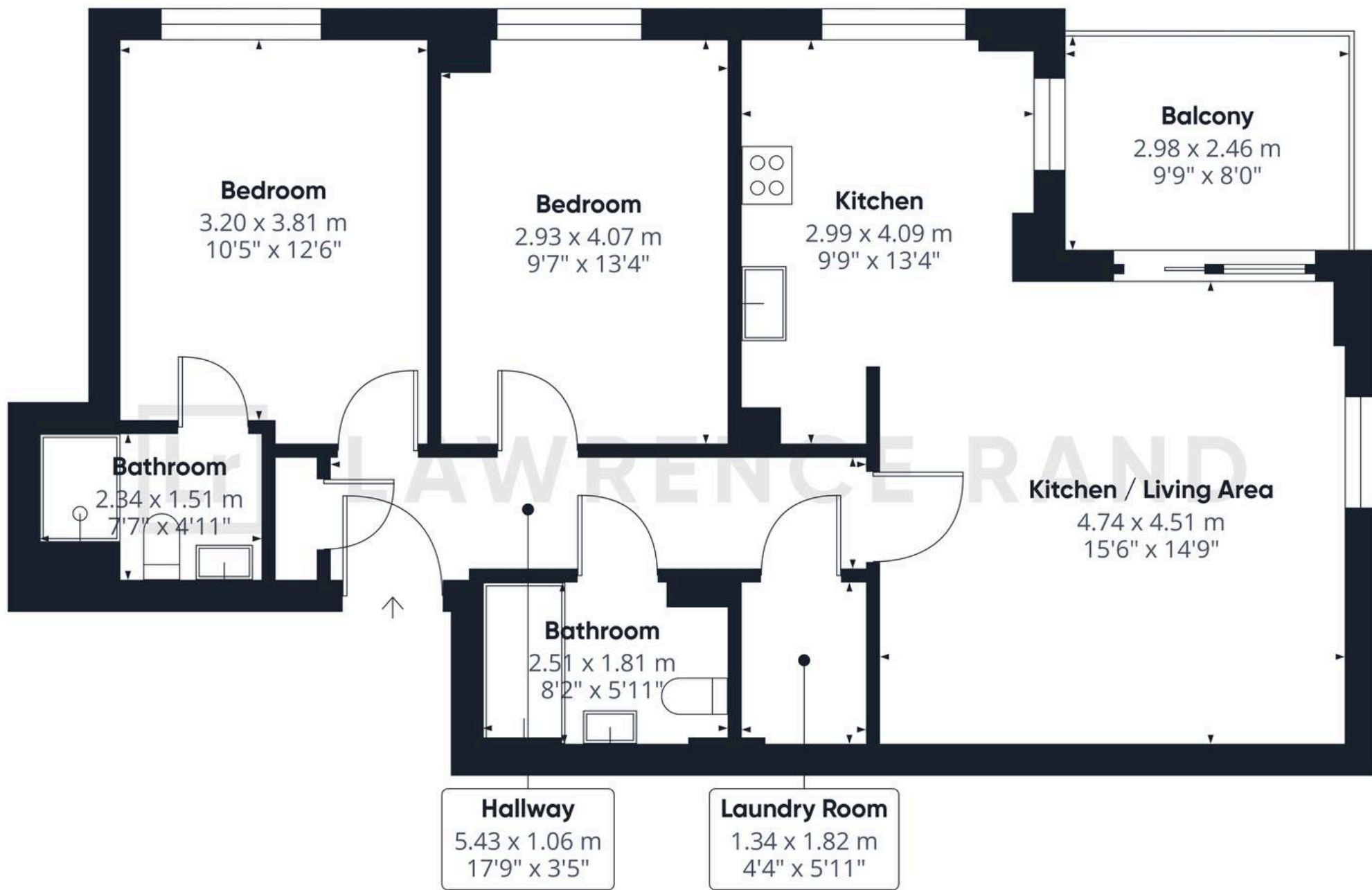
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.







Lawrence Rand

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