



## Cadmium Apts, Harrow View, HA1 4GP

In Excess of £275,000 | Leasehold



**LAWRENCE RAND**





## Key Features & Description

- One Bedroom New Build
- Integrated Appliances
- Chain Free Sale
- Exceptional Finish
- Underfloor Heating Throughout The Apartment
- Stunning Balcony

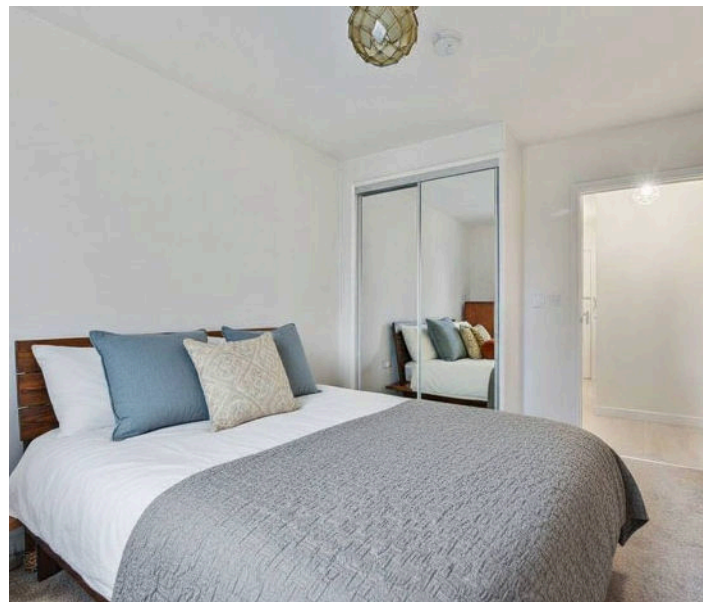
Lawrence Rand are pleased to present this beautifully designed one-bedroom apartment, set on the second floor of this popular modern development.

The property offers a bright and spacious open-plan kitchen/living area with integrated appliances and direct access to a generous balcony – perfect for enjoying natural light throughout the day.

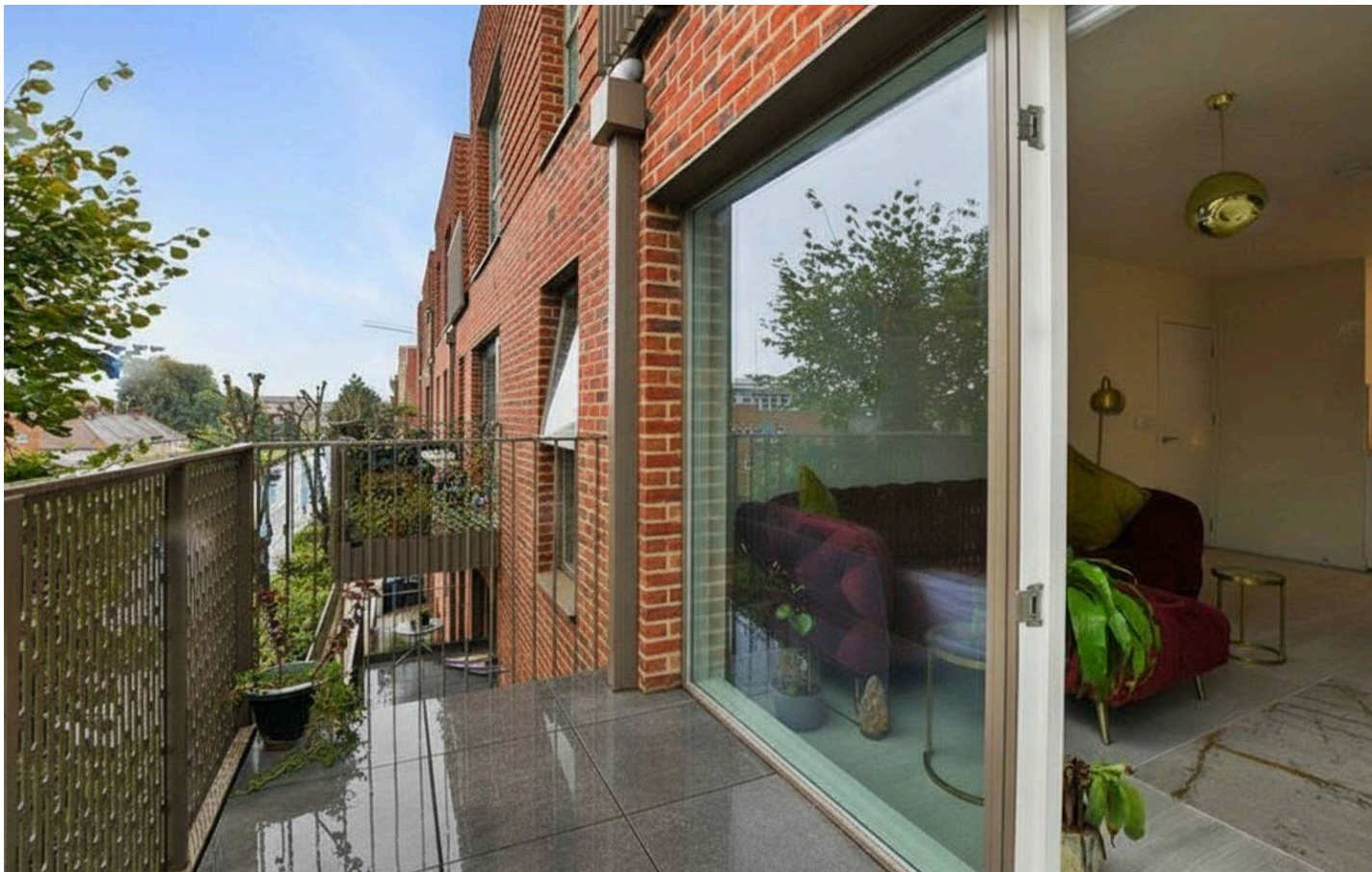
The bedroom and bathroom are both well-proportioned, and the flat benefits from excellent built-in storage as well as underfloor heating throughout, adding to the overall comfort and lifestyle appeal.

Residents also enjoy outstanding on-site amenities including a gym, café, restaurant and supermarket, providing exceptional convenience right on your doorstep.

*Presented with care by Lawrence Rand—helping you find the place you'll love to call home.*







## Nearest Stations

Headstone Lane Station 0.4 miles

Harrow & Wealdstone Station 0.8 miles

North Harrow Station 1.0 miles

## Additional Information

Council Tax band: C

Tenure: Leasehold, 990 years remaining

Service Charge £2134.19pa

Ground Rent £330pa

EPC Energy Efficiency Rating: B

## Suppliers

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

Heating: Gas central heating

## Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

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





|                                                                                                                                                                                                                                                                                       |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQM</b>                                                                                                                                                                                                                           |          |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation |          |
| <b>Cadmium Apts</b>                                                                                                                                                                                                                                                                   |          |
| date                                                                                                                                                                                                                                                                                  | 03/10/24 |

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