

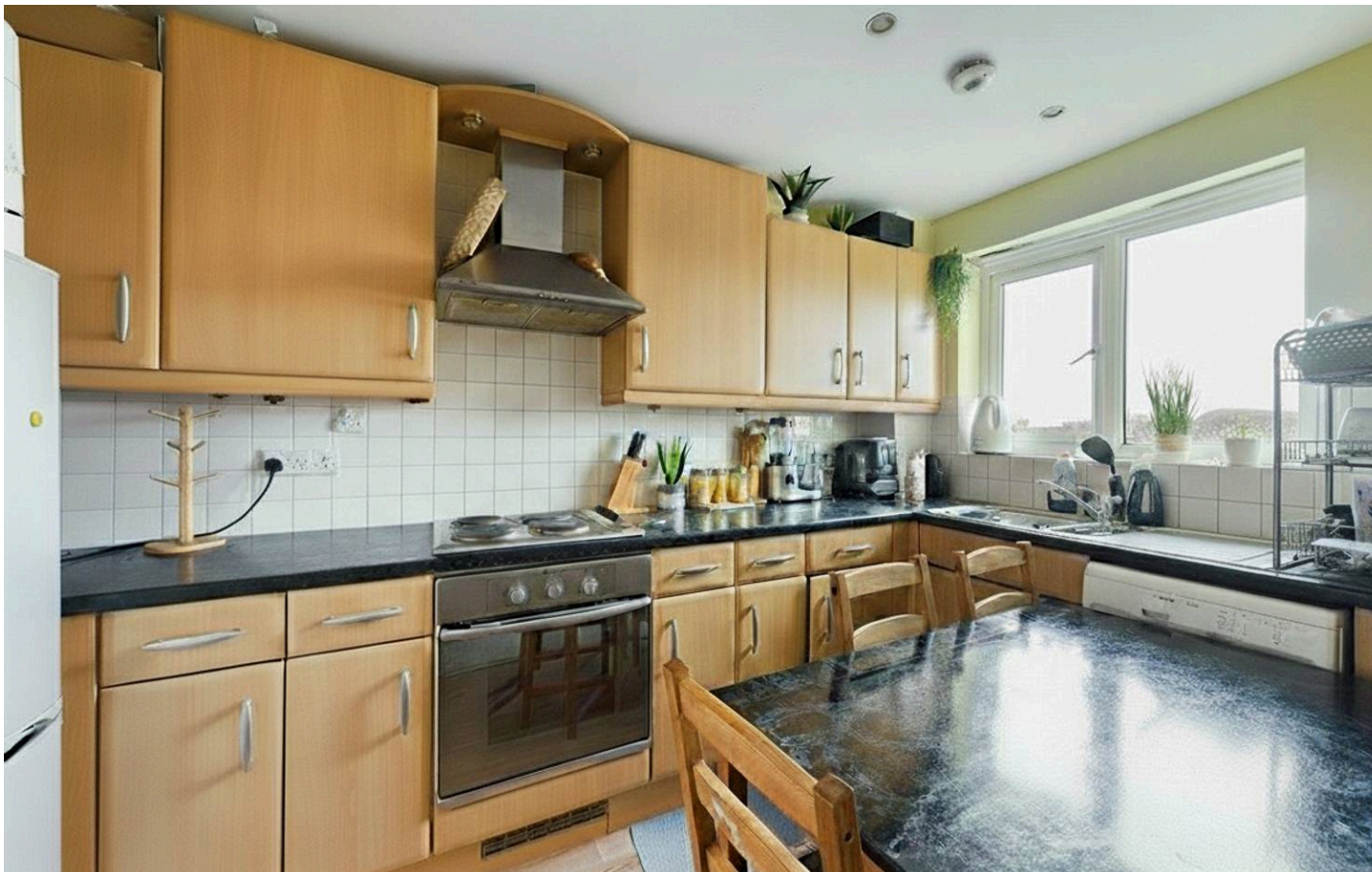


## Clarendon Court, 256 Harrow View - HA2 6QJ

Guide Price £340,000 | Leasehold



**LAWRENCE RAND**



## Key Features & Description

- Two Double Bedrooms
- Two Bathrooms
- Resident Parking
- Juliet Balcony
- Separate Kitchen And Living Area

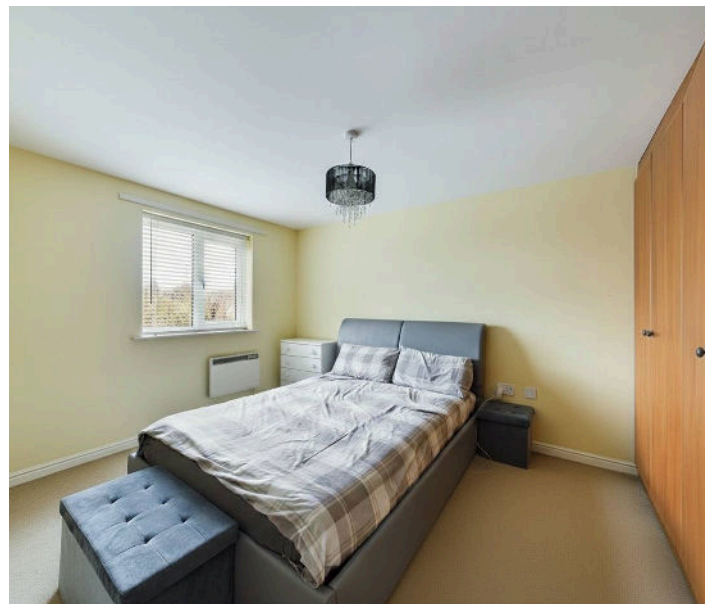
A stable, income-producing asset with a long-standing tenant in situ, offering immediate yield and future rental uplift potential under standard market review conditions

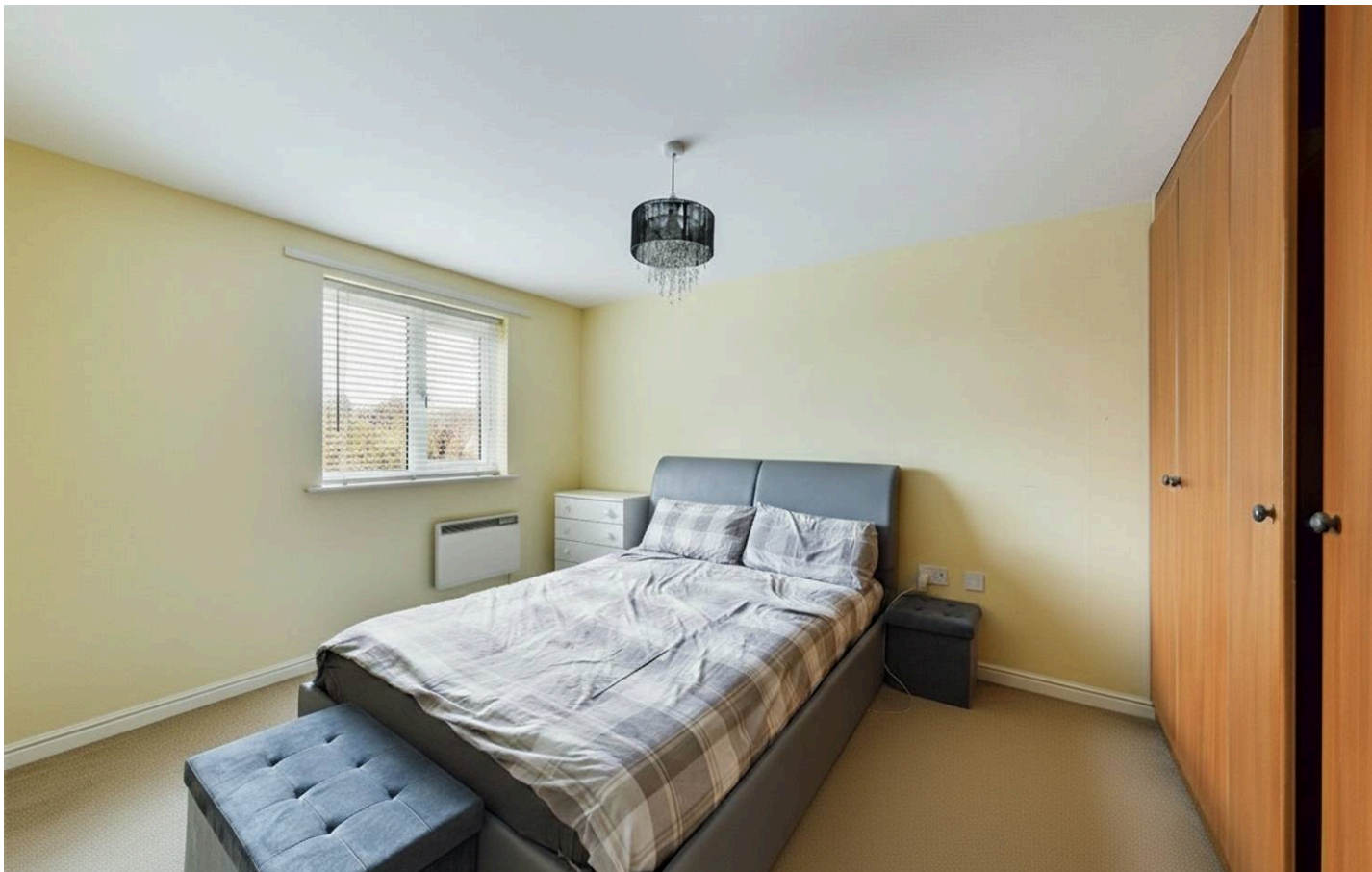
Ideally positioned for excellent transport connections into Central London, this well-presented two double bedroom second-floor flat is located just a short walk from Harrow & Wealdstone station, along with a wide range of local amenities including restaurants, bars, and shops.

Set within a private, gated development, the property benefits from an allocated parking space, a long lease, secure entry via an entry phone system, and access through a well-maintained communal hallway.

The accommodation comprises a welcoming hallway. The bright and spacious reception room features a Juliet balcony, allowing for an abundance of natural light. The kitchen is fitted with a range of base and eye-level unit. The master bedroom is a large double with fitted wardrobes and a modern en-suite shower room. There is also a second double bedroom and a separate family bathroom.

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## Nearest stations

Harrow & Wealdstone station – Approx. 0.6 miles

Headstone Lane station – Approx 0.8 miles

Harrow-on-the-Hill station – Approx 1.1 miles

Harrow and its surrounding neighbourhoods offer a vibrant yet suburban lifestyle, combining excellent transport connections to Central London with a wealth of local amenities. The area features a mix of boutique shops, cafés, restaurants, and supermarkets, alongside well-regarded schools, parks, and recreational facilities.

## Verified Material Information

Council Tax band: C

EPC Energy Efficiency Rating: C

### Suppliers:

Electricity supply: Mains,

Water supply: Mains water

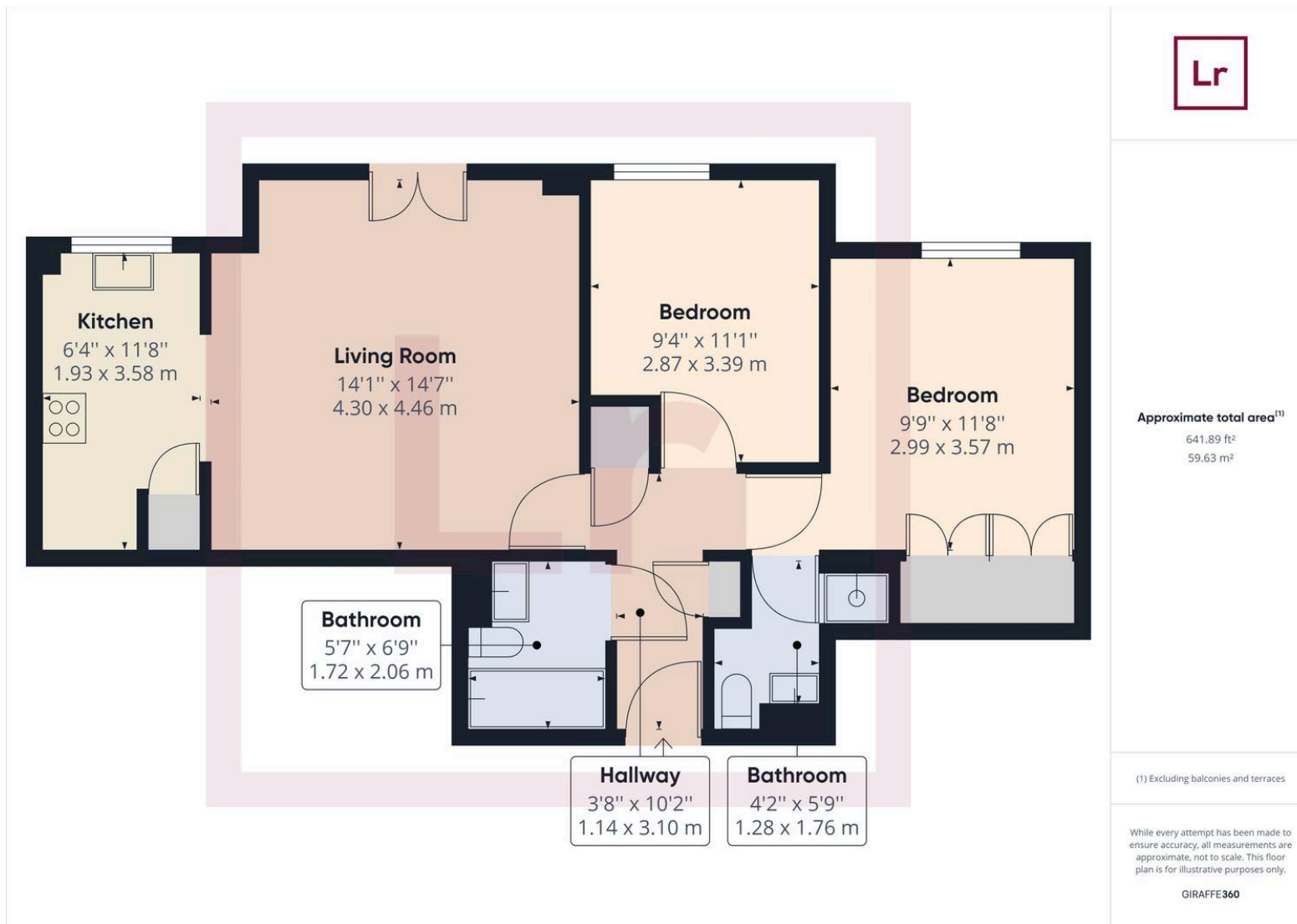
Sewerage: Mains

Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





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