



Perceval Square, College Road, Harrow, HA1 1GW

- One Bedroom Flat
- Close to Amenities
- Modernised to a good standard
- A Stone Throw from Harrow On The Hill Station
- Open Plan Kitchen
- Private balcony

Asking Price £400,000



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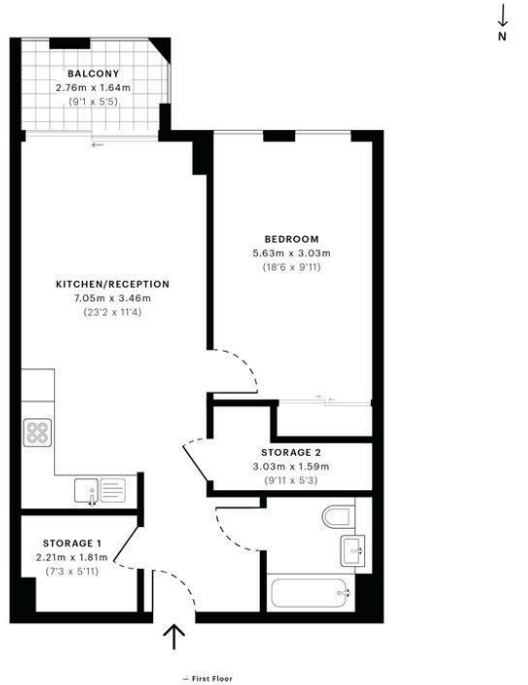
DESCRIPTION

Hunters Stanmore are pleased to market this stunning one bedroom flat, it is moments away from the excellent amenities in Harrow and Harrow-on-the-hill station (Metropolitan line and National Rail), This lovely One bedroom flat is located within a modern development and benefits from an open-plan kitchen lounge with a private balcony.

In the heart of Harrow centre, this property is in an incredible location. Poised next to Harrow on the Hill underground and national rail station and all the fabulous amenities of Harrow town centre. Call to book your appointment today 0203 667 1333







<p>GROSS INTERNAL AREA (GIA) The footprint of the property 58.99 sqm / 634.96 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes windows, restricted head heights 56.04 sqm / 603.21 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 4.51 sqm / 48.55 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPMS 18 RESIDENTIAL: 63.51 sqm / 683.62 sqft
 SPMS 30 RESIDENTIAL: 60.97 sqm / 656.28 sqft
 spec id: 3f0896028048280a5b0c0d52

Viewings

Please contact stanmore@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

