



## 22 Artisan Place, , Harrow, HA3 5EB

- Shops and amenities nearby
- Close to public transport
- Wood laminate flooring
- Open Plan Kitchen

**£315,000**



## 22 Artisan Place, , Harrow, HA3 5EB

### DESCRIPTION

Located in the soughtafter Artisan Place development, this well-maintained ground floor apartment offers modern open-plan living with a fully fitted kitchen and generous dining/lounge area.

The property features two spacious bedrooms and a stylish family bathroom. Additional benefits include a secure entry system.

Conveniently positioned close to shops, local amenities, and Harrow & Wealdstone Station, providing fast links into Central London.

An ideal low-maintenance home in a prime location—perfect for first-time buyers or investors.

Tenure: Leasehold (145 Years Approximately Remaining)

Service Charge: £1,500.00Per Annum Approximately

Ground Rent: £500.00 Per Annum

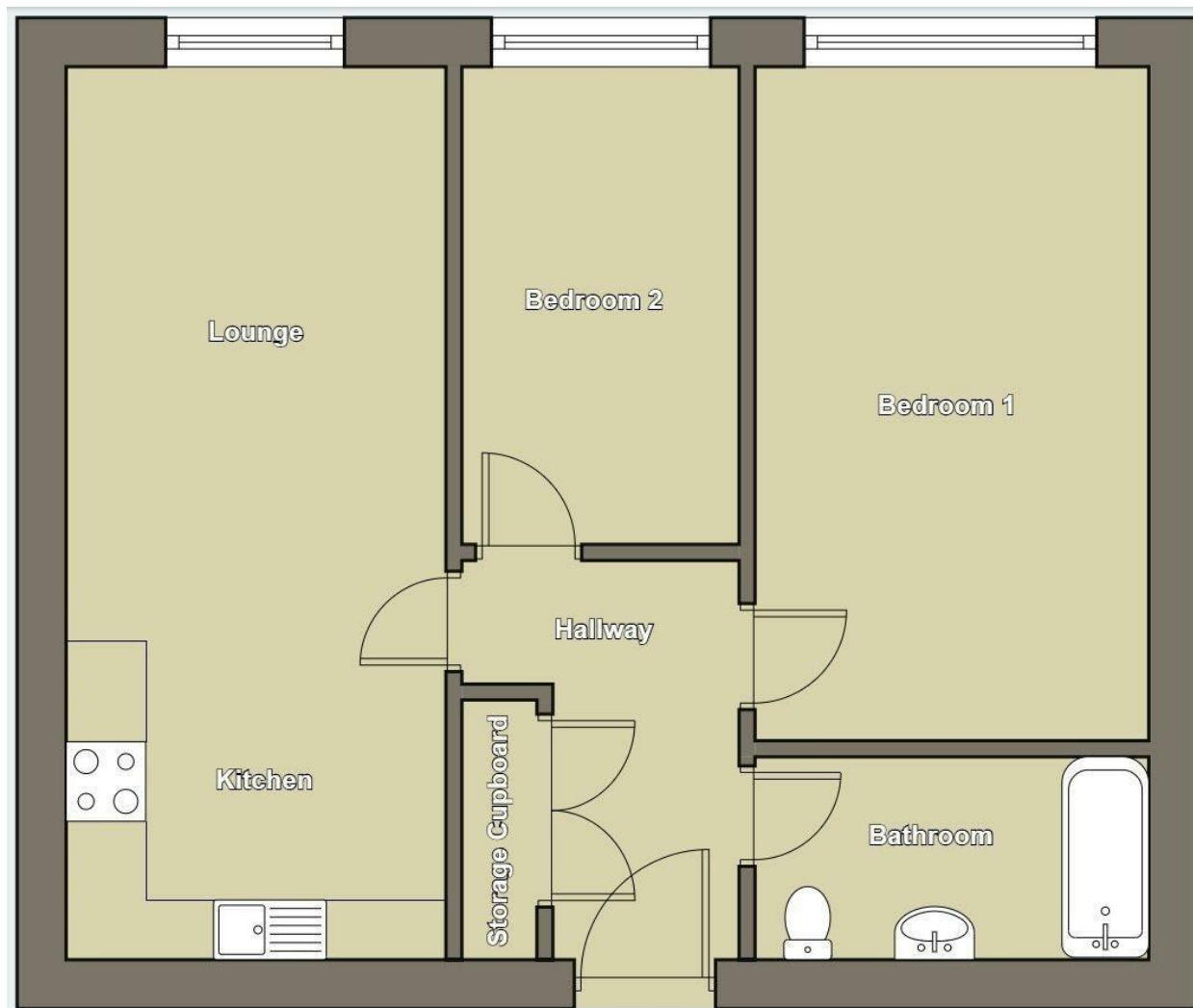
Council Tax Band: D (London Borough of Harrow)

EPC Rating: B









### Viewings

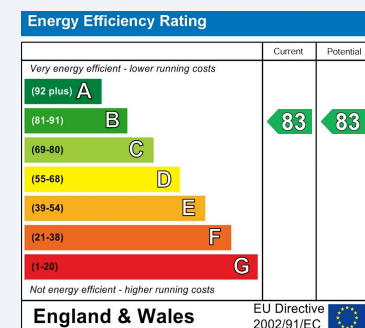
Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.