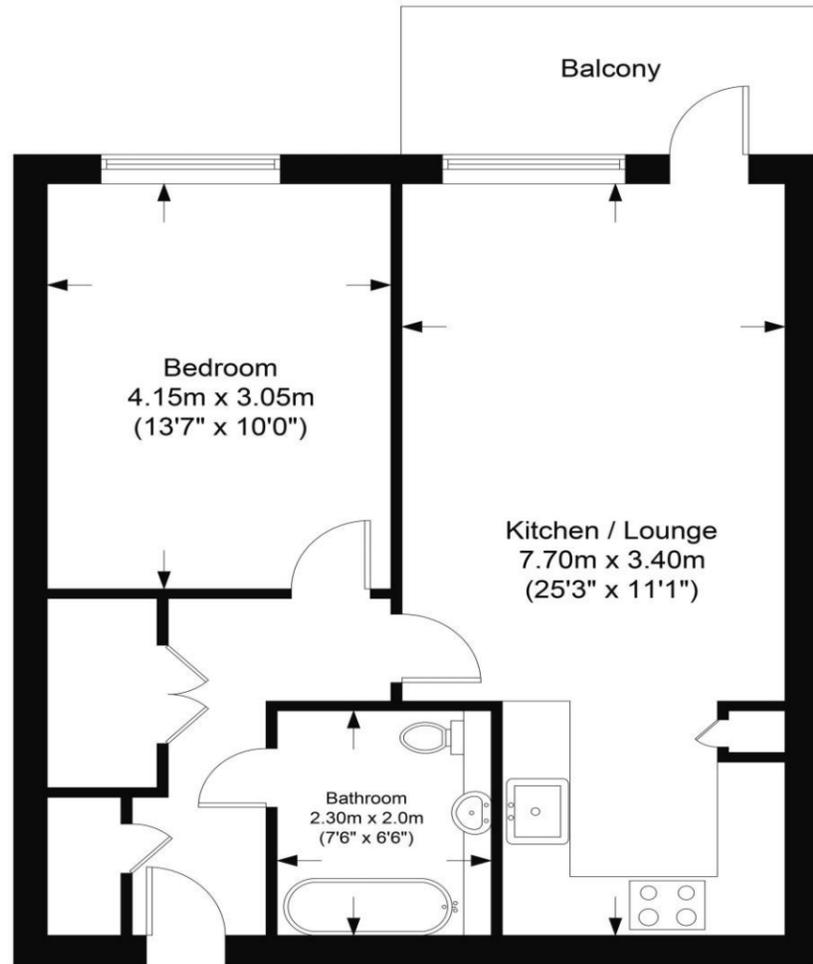


# The Floorplan...

Approximate Gross Internal Floor Area : 50.43 sq m / 542.82 sq ft



## Ground Floor

Illustration purposes only. All measurements are approximate.

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640

**Email:** [Azi.rahman@brian-cox.co.uk](mailto:Azi.rahman@brian-cox.co.uk)

**Web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



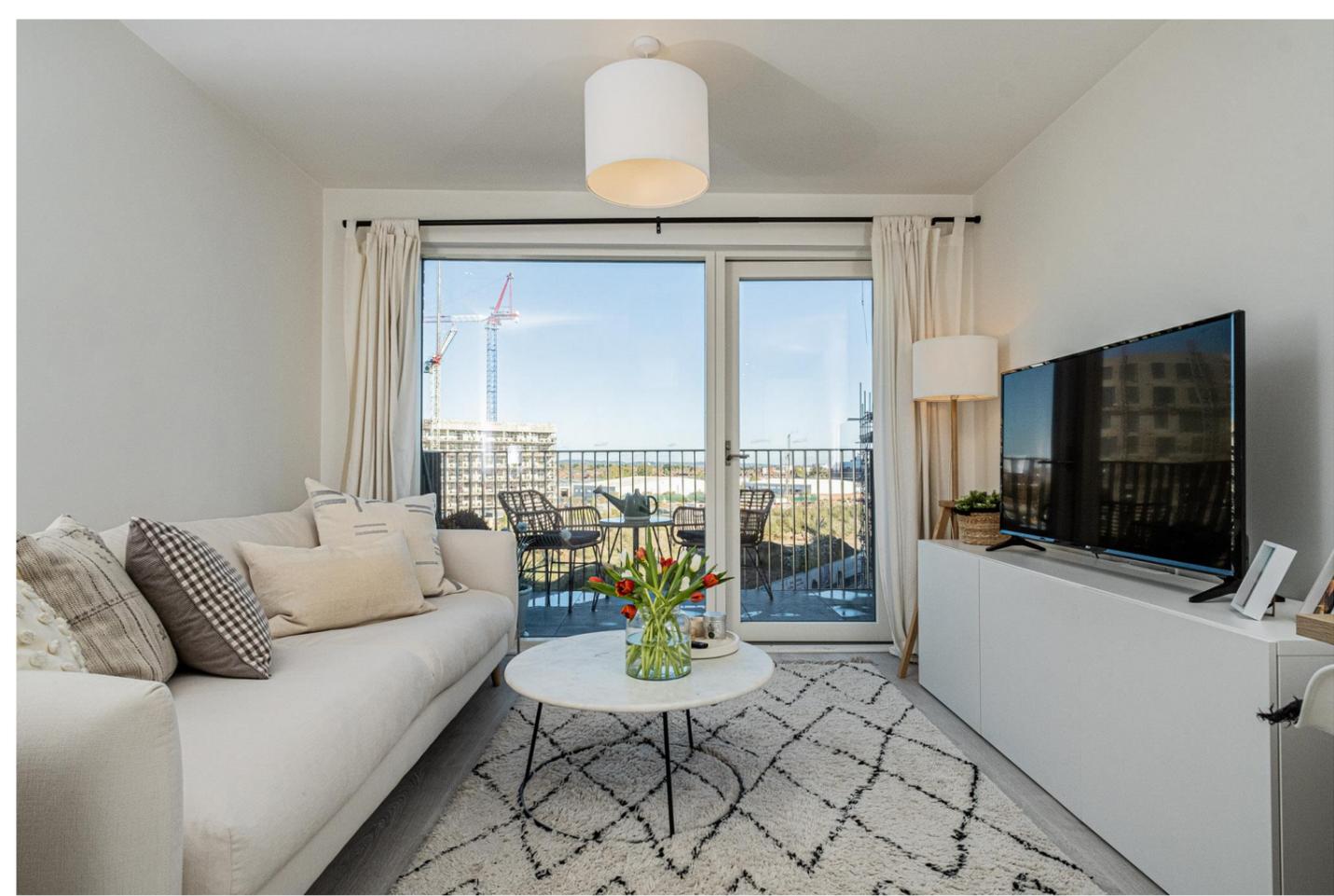
Brian Cox Estate Agents are delighted to offer this stunning one bedroom apartment to the market! This flat is located on the fourth floor and it comes with integrated storage and appliances throughout. Featuring an open plan kitchen and living area which leads out onto the north-east facing balcony area, ideal for enjoying the optimum amount of daylight throughout the day. The bedroom and bathroom are both of a good size and an additional benefit to living in this home is the storage space - not to mention the on-site gym, cafe, restaurant and supermarket meaning convenience is at your doorstep.



Guide Price £325,000

Hargrave Drive, Harrow HA1 4GF

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## In Brief...

- New Build
- Exceptional Finish
- Integrated Appliances
- Chain Free
- Stunning Balcony
- Council Tax Band C & EPC Rating B
- Service Charge £1722 Per Year & Ground Rent Of £333 Per Year
- Leasehold 980+ Years Remaining



## The Location...

### Nearest Stations ...

Headstone Lane Station 0.4 miles  
 Harrow & Wealdstone Station 0.8 miles  
 North Harrow Station 1.0 miles



Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). You also have the Harrow Town Centre which is not too far from the property. The town centre is served well by local amenities including a shopping centre, post office, Tesco Express, a selection of restaurants, take-aways and independent specialist shops. There are also several schools in the area and churches.

