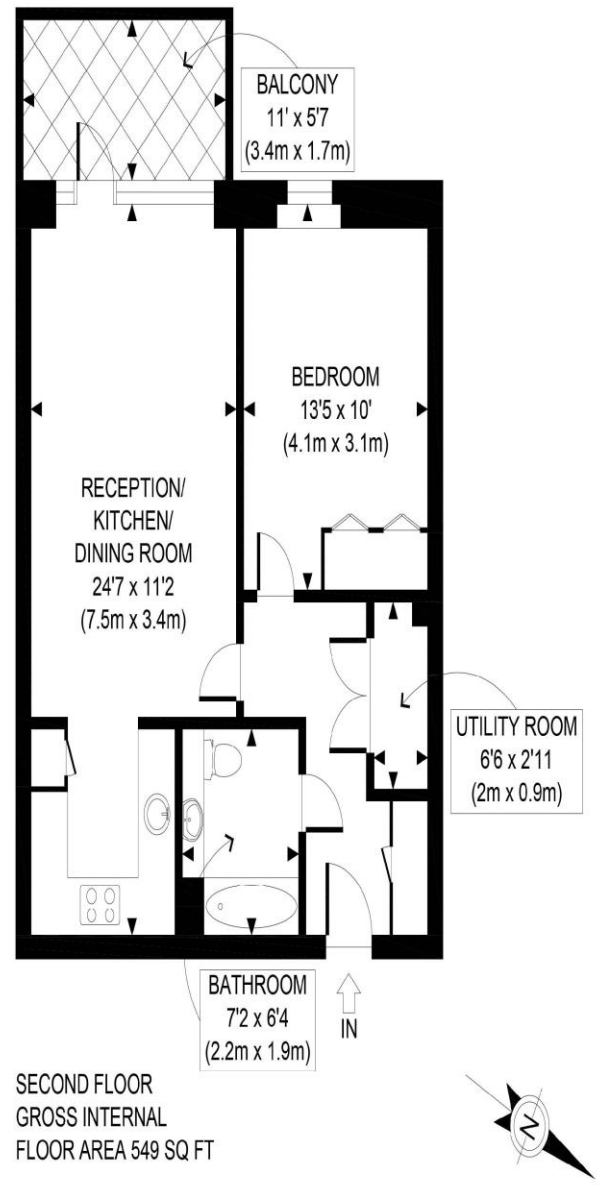


# The Floorplan...



<b>APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQM</b>	Cadmium Apts
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	date 03/10/24
	photoplan

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640  
**Email:** Azi.Rahman@brian-cox.co.uk  
**Web:** www.brian-cox.co.uk



0203 866 6640  
 brian-cox.co.uk



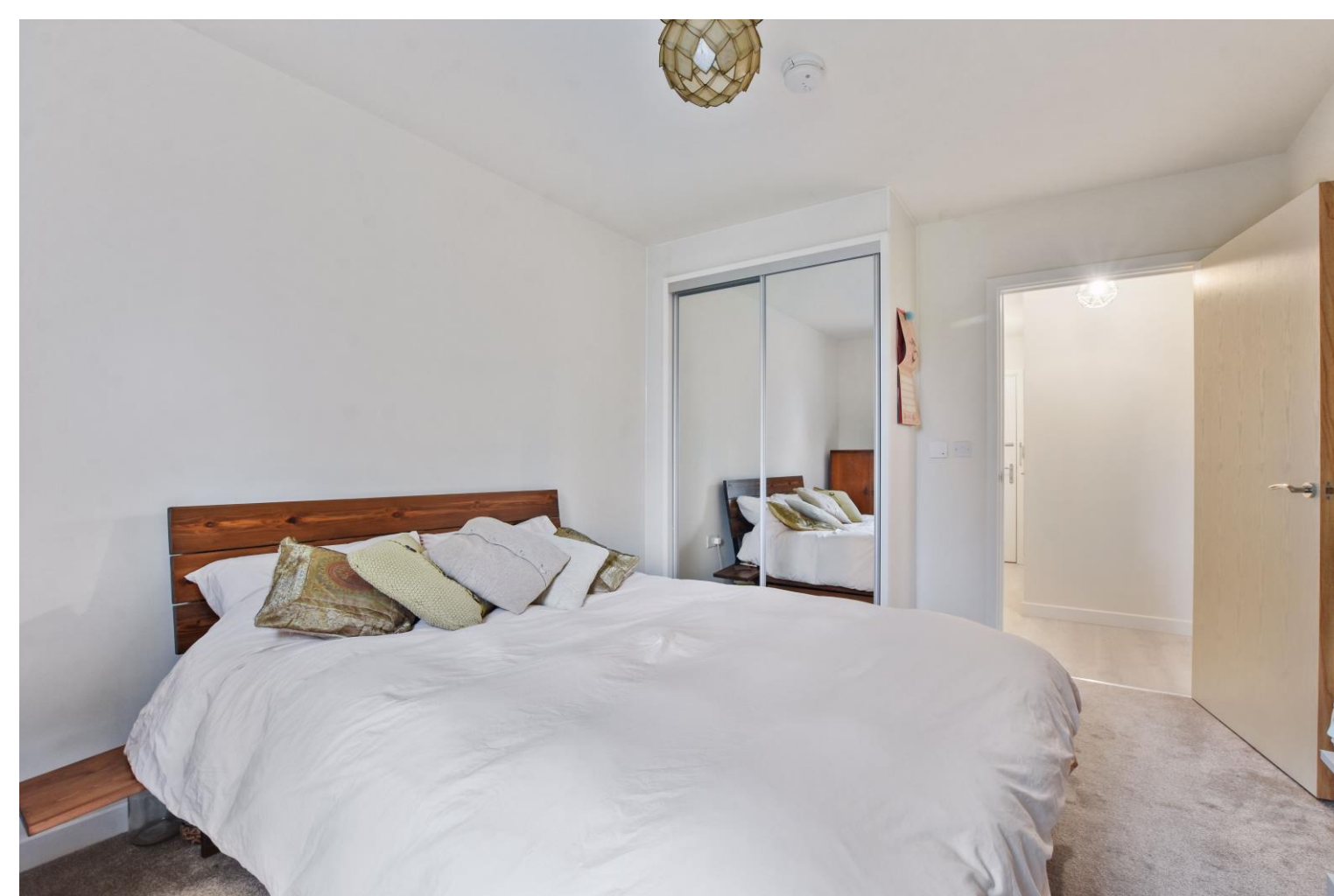
Brian Cox Estate Agents are delighted to offer this stunning one bedroom apartment to the market! This flat is located on to the second floor and it comes with integrated storage and appliances throughout. Featuring an open plan kitchen and living area which leads out onto the lovely balcony area, ideal 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 resident gym, cafe, restaurant and supermarket meaning convenience is at your doorstep. This property comes with the additional benefit of having underfloor heating throughout!



**Guide Price £315,000**  
 Leasehold

**Harrow View, Harrow HA1 4GP**

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...

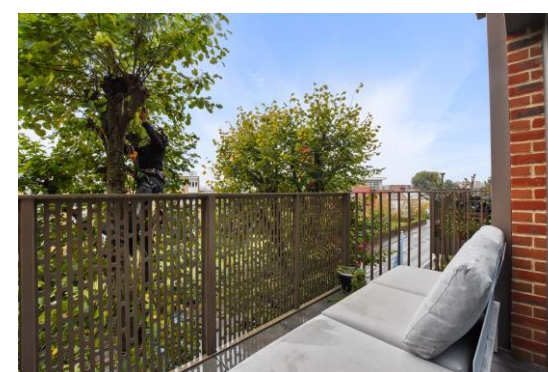
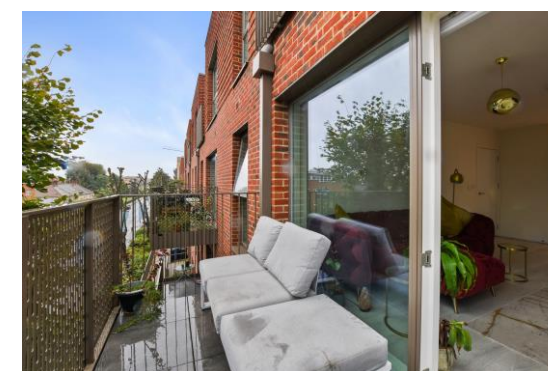
- One Bedroom New Build
- Exceptional Finish
- Integrated Appliances
- Underfloor Heating Throughout The Apartment
- Chain Free
- Stunning Balcony
- Leasehold 980+ Years Remaining
- Council Tax Band C & EPC Rating B



## 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.