



College Road  
Harrow, HA1  
£600,000





## College Road

Harrow, HA1

Welcome to this exceptionally spacious 2-bedroom apartment, located on the 1st floor and nestled in the heart of central Harrow. With over 750 sq/ft of carefully designed interior space, this residence showcases impeccable décor and meticulous upkeep.

Upon entering, you'll be welcomed by the warmth of newly installed hardwood flooring, complemented by underfloor heating throughout the apartment. Floor-to-ceiling dual-aspect windows illuminate the living space.

A standout feature of this property is the expansive balcony, providing an ideal spot for outdoor relaxation while enjoying the sweeping panoramic views. The modern kitchen, equipped with integrated appliances such as a dishwasher and fridge freezer, caters to both style and functionality. A convenient utility room further enhances the practicality of the living space.

Residents of this exclusive property have the privilege of indulging in two generously sized communal roof gardens, offering delightful spaces for socializing and enjoying the outdoors. A 12-hour concierge service adds an extra layer of convenience and security, providing assistance as needed.

Situated within a minute's walk of Harrow on the Hill tube station, residents benefit from convenient access to Metropolitan and Overground services, ensuring a swift and efficient commute to central London.







**Kitchen/Living Room**  
14'4" x 2253'11" (4.37 x 687)

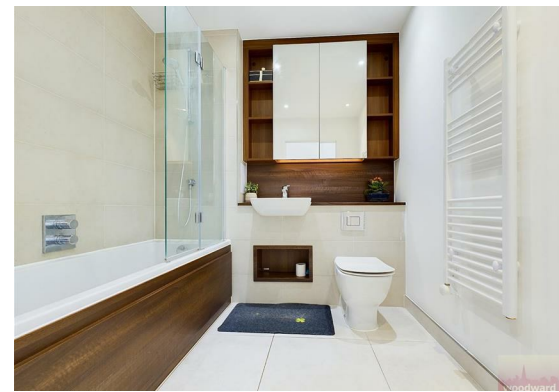
**Bedroom**  
8'11" x 14'0" (2.74 x 4.28)

**Bedroom**  
9'11" x 9'4" (3.03 x 2.86)

**Bathroom**  
7'1" x 7'3" (2.18 x 2.23)

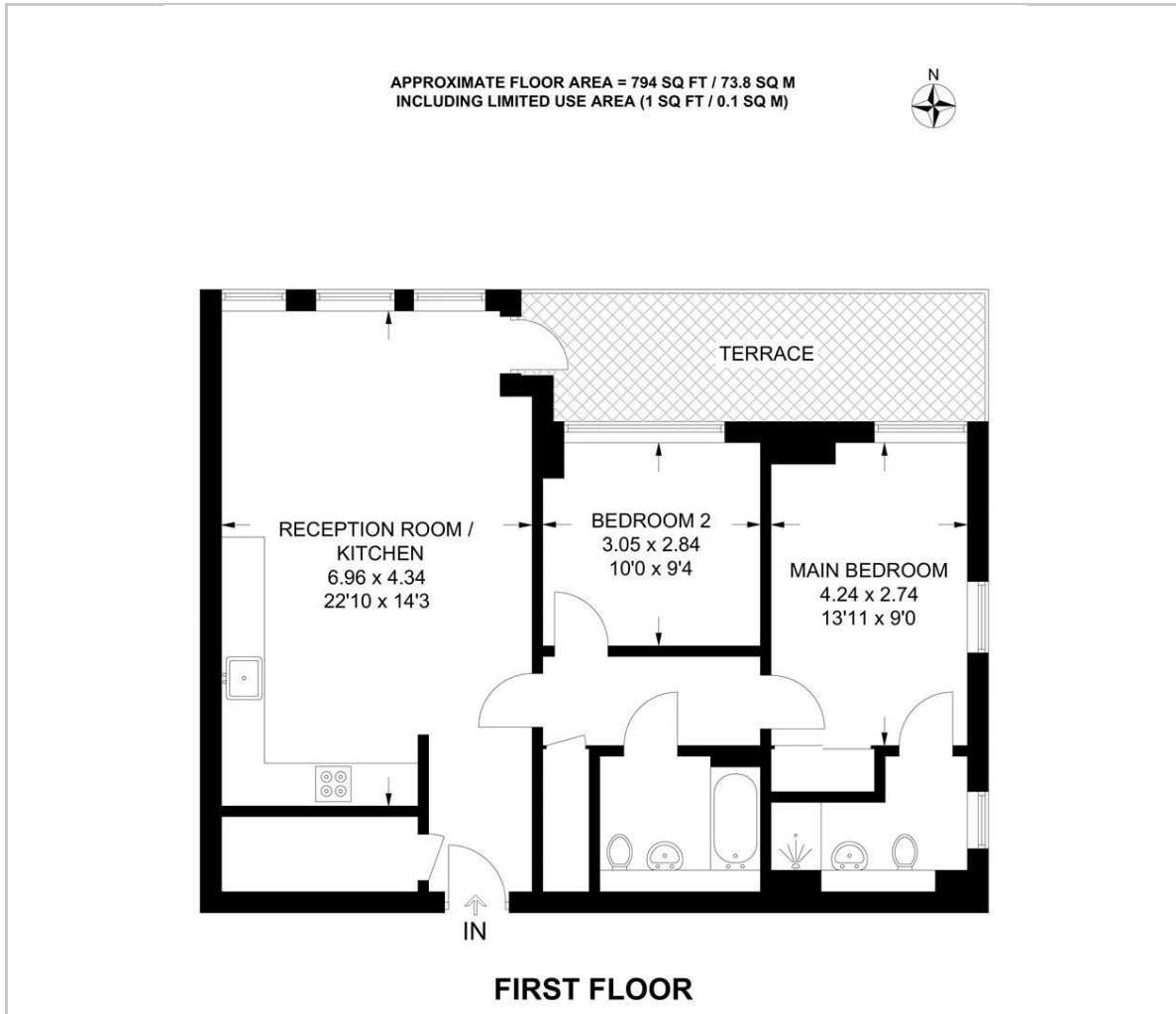
**En Suite**  
8'11" x 3'10" (2.74 x 1.19)

**Balcony**  
17'7" x 5'1" (5.384 x 1.57)



- Underfloor Heating
- Dual Aspect Floor to Ceiling Windows
- Communal Roof Gardens
- Balcony
- Close to Public Transport

## Floor Plan



## Viewing

Please contact our Woodward Estates Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

