

# Annette Close

Harrow • • HA3 7BG  
Asking Price: £395,000



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est 1986

# Annette Close

Harrow • • HA3 7BG

Take advantage of this beautiful newly refurbished first floor apartment. With its 20ft kitchen/dining room it has ample living space throughout as well as two large bedrooms and bathrooms. It is accompanied with a garage and communal gardens as well.

Apartment

Two Bedrooms

Two Bathrooms

First Floor

Garage

20ft Kitchen/Dining Room

Communal Gardens

Fully Modernised

Great Location

743sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Location**

Annette Close is situated within easy walking distance of the shops, bars and restaurants in Harrow Weald and located within a ten-minute walk of Harrow and Wealdstone Bakerloo and Overground Station.

### **Description**

The property comprises of two large double bedrooms, both of which have access to the en-suites. There is also an open plan kitchen/dining room that is 20ft long. It also has plenty of storage space flowing throughout.

### **Outside**

To the outside of the property is communal gardens that run around the building. There is also a garage included that is used for storage.





### Schools:

The Sacred Heart Language School (0.2 miles)  
Salvatorian Roman Catholic College (0.1 miles)  
Whitefriars School (0.3 miles)



### Train:

Harrow & Wealdstone (0.7 miles)  
Headstone Lane Station (0.8 miles)  
Hatch End Station (1.5 miles)



### Car:

M4, A40, M25, M40



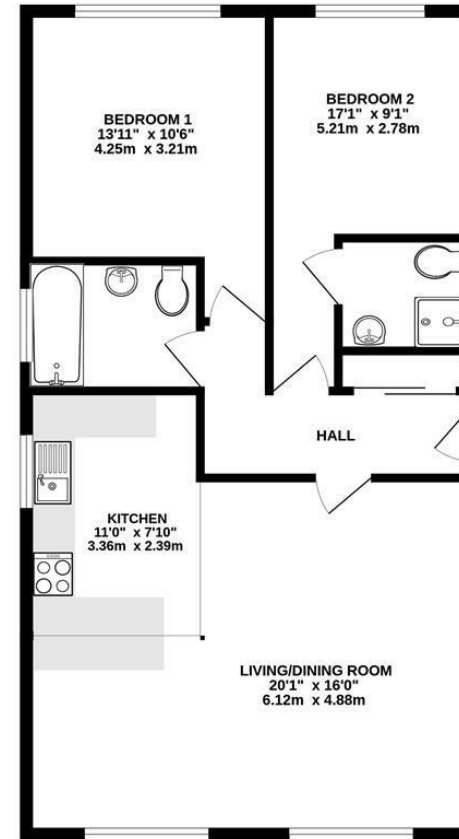
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
Low energy (A)		
Medium energy (B)		
Medium energy (C)		
Medium energy (D)		
Medium energy (E)		
Medium energy (F)		
High energy (G)		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.