

# Echo Court, Sherwood Road

Harrow • • HA2 8FL  
Offers In Excess Of: £425,000



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# Echo Court, Sherwood Road

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This luxurious and modern two-bedroom, two-bathroom apartment is ideally located just a short walk from the amenities of South Harrow, directly across from South Harrow Underground Station on the Piccadilly Line.

Echo Court is in a prime location, making it perfect for first-time buyers, families, or investors. Highlights of this property include a long lease, one allocated parking space, balcony and excellent condition throughout, ensuring a high-quality, move-in-ready home.

7th Floor Apartment

Two Double Bedrooms

Two Modern Bathrooms

Open Planned Living

Excellent Condition

Long Lease

One Allocated Parking Space

Large Private Balcony

Short Stroll to South Harrow Train Station

Approx Area: 770 sq 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.





### Description

As you enter this luxury flat, you're greeted by a spacious entrance hallway, setting the tone for the modern and contemporary design throughout the home. To the left, there is a large utility cupboard, and to the right, you'll find the stylish family bathroom.

Moving further down the hallway, you're welcomed into a generously sized open-plan kitchen, living, and dining area. The kitchen features modern, fully integrated appliances, as Echo Court is only a few years old.

One of the highlights of this apartment is the expansive balcony, offering stunning views—ideal for entertaining or simply enjoying some fresh air.

The apartment is completed by two well-proportioned double bedrooms, with the master bedroom boasting an en-suite bathroom and fitted wardrobes for added convenience.

### Outside

Externally, the apartment includes one allocated parking space in a secure, reserved underground bay.

### Location

Ideally located just a short walk from South Harrow's local amenities, this property is situated moments from South Harrow Underground Station on the Piccadilly Line, offering excellent transport links. With easy access to the A40, major motorways, and Heathrow Airport, commuting is convenient.

Only a 6-minute walk to South Harrow's Tube and Bus Station, as well as the bustling high street along Northolt Road, where you'll find a variety of shops, cafés, and restaurants.

Local schools include The Weldon Park Academy and St. Dominic's Sixth Form College, both just 0.5 miles away, and Roxeth Primary at 0.8 miles. For private schooling, Orley Farm School is 0.2 miles away, and John Lyon School is 0.8 miles away.



### Schools:

The Welldon Park Academy 0.4 miles  
Whitmore High School 0.5 miles  
Roxeth Primary School 0.4 miles



### Train:

South Harrow Station 0.1 miles  
Northolt Park Station 0.7 miles  
Sudbury Hill Harrow Station 0.9 miles



### Car:

M4, A40, M25, M40



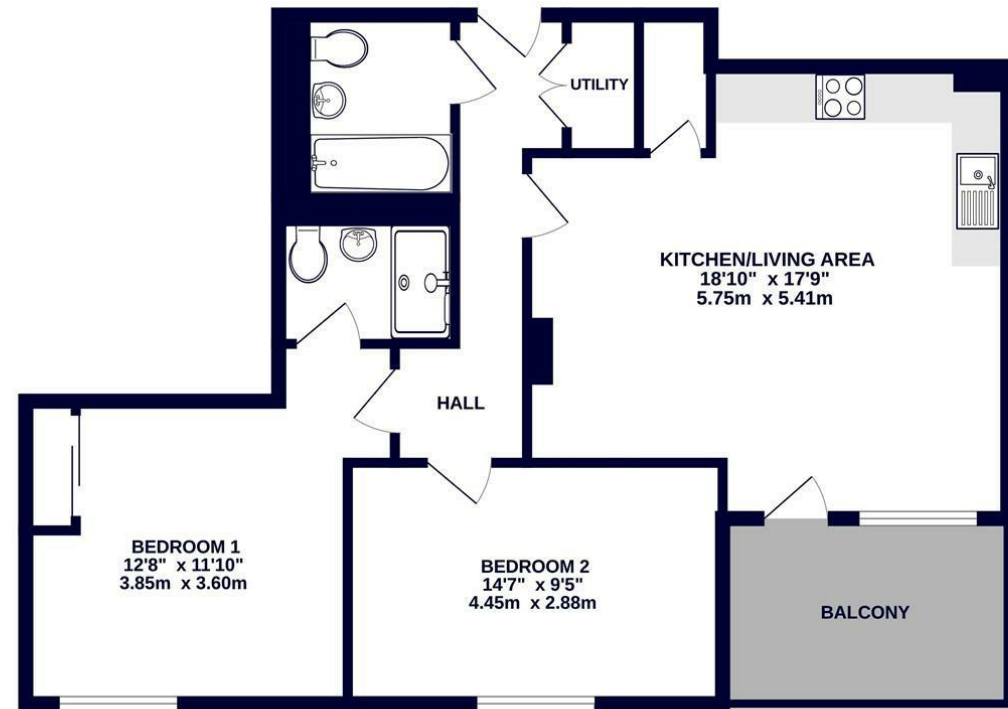
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



7TH FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



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TOTAL FLOOR AREA: 770 sq.ft. (71.5 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		
Very energy efficient - lower running costs	Current	Target
A++ (1-10)		
A+ (11-15)		
A (16-20)		
B (21-25)		
C (26-30)		
D (31-35)		
E (36-40)		
F (41-45)		
G (46-50)		
Not energy efficient - higher running costs		
England & Wales EPC Greenway 2020/1/18°C		

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.