



  
**Andrew Pearce**  
PINNER

NORTHOLT ROAD, , HA2 0EJ £350,000



**A stylish two double bedroom apartment with secure underground parking, presented in first class order throughout. The fresh neutral interiors feature an abundance of high-quality fixtures and flooring. The development is ideally situated within a short walk of shops and South Harrow Piccadilly Line Station and Harrow on The Hill Metropolitan Line Station.**

The property is located to the rear of the complex, away from any traffic noise and has its own, separate, gated access.

Accommodation comprises: A very large kitchen and reception room, with enough space to allow defined areas for living and dining. The kitchen benefits from integrated appliances including hob/oven, dishwasher, fridge & freezer, ample counter-top space and glossy units with high specification fittings. Two double sized bedrooms with large wardrobes included and new wood laminate flooring. A luxurious bathroom with white three-piece suite, neatly finished with tiled walls and flooring, a large vanity mirror and a useful inbuilt marble shelf. And French doors that open out on to the patio and courtyard from the reception room.

The entire property has been renovated over the last couple of years, benefiting from new carpet and flooring throughout, spotlighting, extra electrical sockets and a fresh lick of paint 8 months ago.

Outside, the development offers a paved communal courtyard to the rear. Residents parking is provided in the secure underground parking area and this particular apartment enjoys an allocated numbered space.

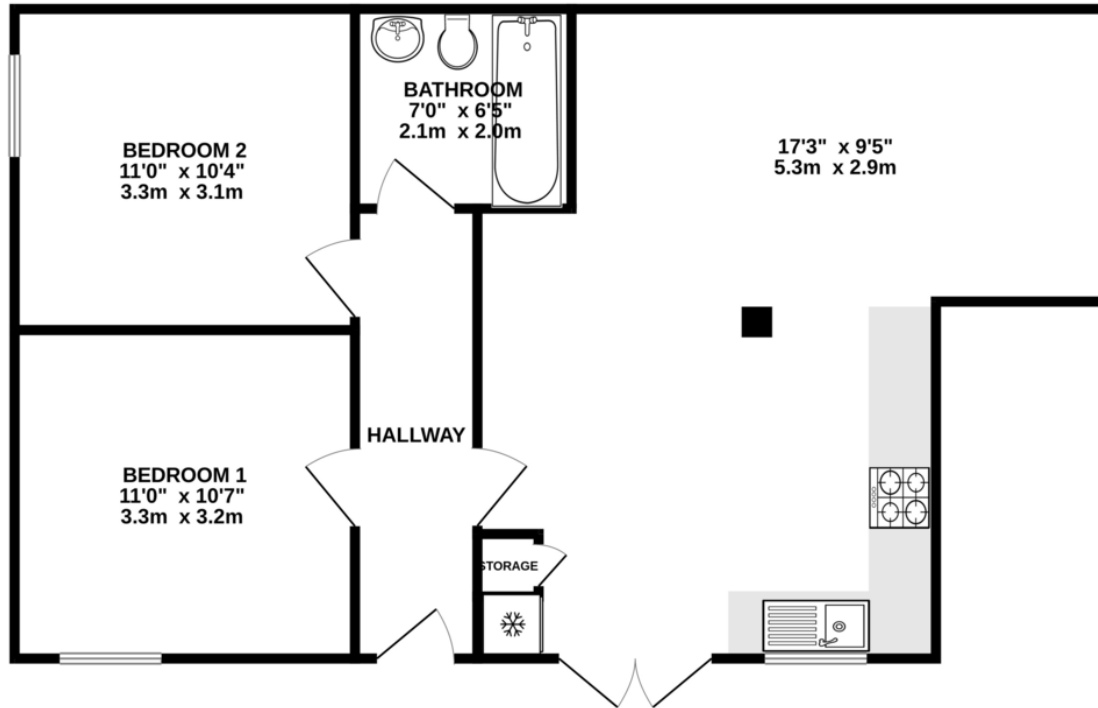
Padda Court is a contemporary development built 10 years ago and is situated on Northolt Road, within a short walk of South Harrow Piccadilly line station and Harrow on The Hill Metropolitan Line station. The High street offers a variety of shops, eateries and coffee shops. Waitrose supermarket is just round the corner and Schools nearby include Orley Farm and Welldon Park Primary.

**Leasehold – 114 Years**

**Service Charge - £2798pa**

**Council Tax Band D - £2286.32**

**GROUND FLOOR**  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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