




Andrew Pearce
PINNER

CHURCHILL PLACE, HARROW, HA1 1XZ

£350,000



This spacious two-bedroom apartment is located in a highly convenient area, within easy reach of Harrow Town Centre.

The property is accessed via a communal entrance with a security entry phone system for peace of mind.

The hallway leads you through to a large front-aspect living room, providing a bright and airy space, with ample natural light. The living room is generously sized, perfect for a variety of layouts.

Further off the hallway, is the stylish kitchen, fitted with a range of contemporary, high-quality units, complemented by ample countertops. The kitchen is well-equipped with integrated appliances, including an oven, hob, and extractor, offering both functionality and a sleek design.

Both bedrooms are spacious double rooms, offering plenty of room for furniture and personal touches. One of the bedrooms benefits from built-in wardrobes. The bathroom is designed with modern elegance in mind, featuring tastefully tiled walls and flooring. A modern W.C. is separate from the bathroom.

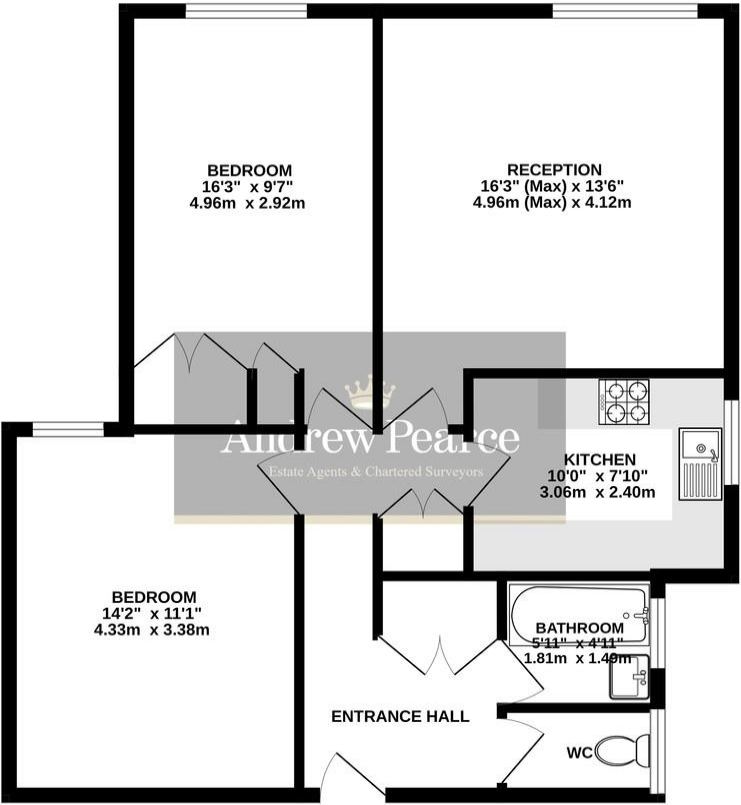
Additional features include double glazing throughout, and gas central heating. The property has been tastefully decorated with fresh, neutral tones and boasts smart, modern flooring. Outside, the development offers lawned communal gardens for residents use, access to a roof terrace. Permits for residents parking are available for £65 per annum.

Situated in a quiet, yet highly convenient location, the property is within a short stroll of Harrow & Wealdstone Bakerloo line / Overground station. Harrow on the Hill Met. line station is also within easy reach, as is Harrow's multiple shopping and transport amenities. Nearby schools include Marlborough and Norbury Primaries.

With its ideal location, spacious interior, and stylish finishes, this apartment presents an excellent opportunity for those seeking comfort and convenience.

Tenure: leasehold. 180 years unexpired.
Service charges: 1,197.93
Ground rent : £10 per annum.
Parking permit £65 per annum.
Council tax Band C £2,032.28per annum
EPC rating D

SECOND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



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TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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