



ESTATE & LETTINGS AGENTS

Harp Island Close, London, NW10



FOR SALE £299,950 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

This charming 2-bedroom flat on the 2nd floor offers picturesque views and a comfortable living space. The property features a spacious living/dining room overlooking the tranquil Brent River, a well-equipped fitted kitchen, and a master bedroom complete with a dressing room area and a sink unit. The second bedroom includes a fitted wardrobe, providing ample storage space. The family bathroom comes with a modern 3-piece suite.

Externally, residents benefit from parking with CCTV coverage, ensuring security and peace of mind. The flat is nestled in a peaceful residential development, with the serene Brent River running nearby, offering a sense of calm and relaxation. The Welsh Harp Open Space is just a short stroll away, providing a perfect spot for outdoor activities.

Local amenities are easily accessible, with the iconic Wembley Stadium and London Design Outlet only a short drive away, offering a variety of cafes, eateries, a Cineworld cinema, and essential shops. The property is also conveniently located near major roadways, including the A406 North Circular, M1, and A41, allowing for easy travel in and out of London.

This wonderful flat is an ideal choice for a first-time buyer looking to step onto the property ladder, as well as for investors seeking a valuable addition to their portfolio.

- 2 Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Bathroom
- Top Floor
- Ample Storage
- Long Lease (962 Years Remaining):
- Service Charge/Ground Rent- £130.00 per month including buildings insurance
- Modern Building
- Overlooking Brent River
- Must See
- Viewing Advised



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

