



*ESTATE & LETTINGS AGENTS*

## Gooden Court, Harrow, HA1



**FOR SALE £420,000 Share of Freehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

## Spacious Three-Bedroom Flat in Gooden Court, Harrow

### Overview:

Welcome to **Gooden Court**, a delightful top-floor flat situated in the vibrant heart of Harrow, Middlesex. This purpose-built property offers generous living space, perfect for families or investors seeking a buy-to-let opportunity.

### Key Features:

- **Three Bedrooms:** Cozy and well-sized, ideal for a growing family or sharers.
- **Spacious Reception Room:** A warm and inviting space, perfect for entertaining guests or relaxing with family.
- **Well-Appointed Bathroom:** Practical and conveniently located within the flat.
- **Purpose-Built Design:** Maximizes space with a practical and functional layout.

### Location Highlights:

- **Harrow on the Hill:** Situated in a sought-after area with access to a range of local amenities, including shops, restaurants, and cafes.
- **Excellent Schools:** Close to some of Harrow's highly regarded schools, ideal for families with children.
- **Transport Links:** Convenient access to Harrow on the Hill Station and local bus routes, making commuting to Central London and surrounding areas effortless.

### Ideal for Homeowners or Investors:

Whether you're looking to settle down in a comfortable home or invest in a promising buy-to-let property, this flat offers tremendous potential in a desirable neighbourhood.

### Viewing Recommended:

Contact us today to arrange a viewing and discover the charm, comfort, and opportunity Gooden Court has to offer!



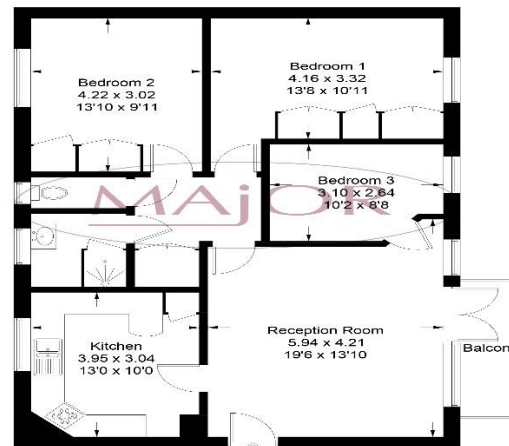
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Floor Plan



Second Floor

Approximate Cross Internal Area = 84.5 sq m / 909 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlaba.co © (ID1147928)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 D
39-54	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.

