



1

Bedroom



1

Bathroom



Offered Chain Free | 1 Bedroom | Allocated undercover parking |
Modern design | Residents rooftop garden | Short walk to Harlow
Town Railway Station...

This stylish and modern third-floor one-bedroom apartment in the highly sought-after Edinburgh House offers an exceptional urban living experience in Harlow.

Perfectly positioned for commuters, Edinburgh House provides unmatched convenience and comfort, situated just steps away from Harlow Town Train Station, local bus routes, and a host of essential amenities.

Edinburgh House is a contemporary development designed with security and ease in mind, featuring secure entry with a video intercom system, elevator access, visitor parking, and a serene rooftop garden with scenic views.

The building itself, converted in 2017/18, is enhanced by several internal atriums, filling the space with natural light and vibrant greenery, creating a calm and welcoming environment. Communal facilities include a spacious conservatory offering panoramic views, thoughtfully designed seating and planters in the central atrium, and secure bicycle storage.

Inside, this one-bedroom flat is a true blend of style and functionality. The open-plan kitchen-dining and lounge area feature high-quality timber-veneered styled flooring throughout, with a large window that beautifully frames views of Harlow Town Park. This versatile space is both relaxing and ideal for entertaining.

The modern kitchen is fitted with quality appliances, ample storage, and contemporary finishes that perfectly complement the apartment's overall aesthetic. The double bedroom is designed for comfort, with downlights and fitted wardrobes, offering a peaceful retreat at the end of the day.

The bathroom is tastefully styled, featuring a large walk-in shower, WC, and wash basin, all aligning with the property's modern and sophisticated feel.

Adding to the property's appeal, Edinburgh House is conveniently located near an array of amenities. Harlow Town Railway Station is just a short walk away, while Harlow Town Centre, Princess Alexandra Hospital, and Harlow Town Park are all within close proximity. Local medical facilities, gyms, restaurants and bars are also nearby, offering residents a well-rounded and convenient lifestyle.

This apartment comes with secure entry, allocated undercover car parking, and a stunning rooftop garden for those warmer months, where residents can enjoy expansive views of the surrounding area.

Other Information...

Tenure: Leasehold - 114 Years Remaining

Parking Arrangements: Allocated undercover parking & visitor parking

Vendors position: Suited

Council Tax Band: A (£1,426 p/yr) - 25% single person discount available

Local Authority: Harlow

Accessibility at the property: Lift Access

Service Charge: Circa £1280 PA - Paid on a six month basis (includes building insurance)

Ground Rent: £220 PA

Utilities

Water: Mains water connected to the property

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

Heating: Electric - Room heaters

Windows: Double glazing

Mobile coverage: We recommend buyers check Ofcom checker

Broadband (estimated download speeds): 15 Mbps

Edinburgh House, Harlow, CM20

Approximate Gross Internal Area = 41.4 sq m / 446 sq ft

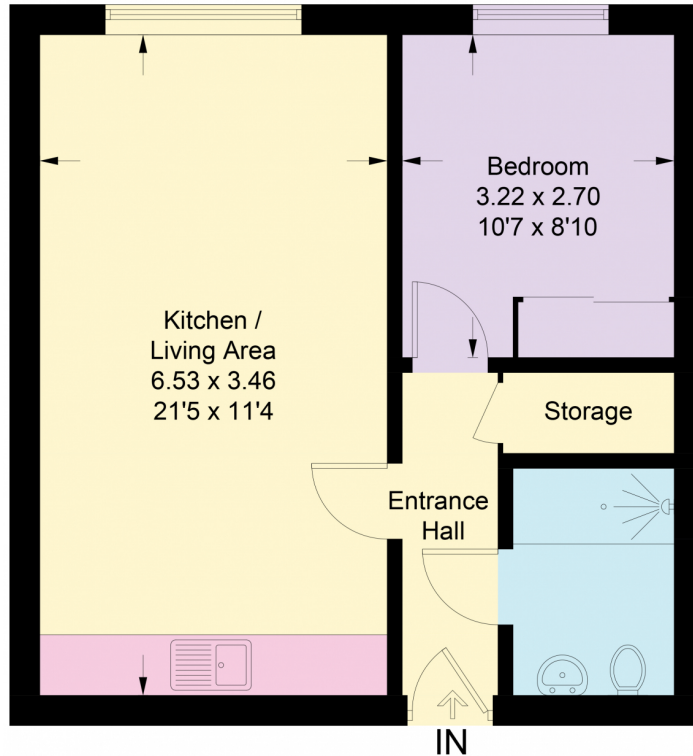



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1144642)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:

