

# DAVID CHARLES

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## CUNNINGHAM PARK, HARROW, HA1 4QJ



**PRICE.... £215,000...LEASEHOLD**

This bright ground floor studio apartment (323 sq.ft/30 sq.m) is located within easy reach of Harrow Town Centre with its array of shops, restaurants, coffee house, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of a communal front door leading to a communal entrance hall, own front door, 15ft studio room, and 9' 10ft fitted kitchen. The property benefits from being sold chain free and from an extended lease 150 years on completion. This would make an ideal home for a first time buyer or as a long term rental investment.

**020 8866 0222**







### **COUNCIL TAX**

Harrow Borough Council - B - £1,863.45

### **LEASE**

Extended 150 Year Lease on Completion

### **LOCAL SCHOOLS**

Marlborough School - 0.4 Miles

Quainton Hall School - 0.4 Miles

St. Jermone Church of England School - 0.6 Miles

Vaughan Primary School - 0.75 Miles

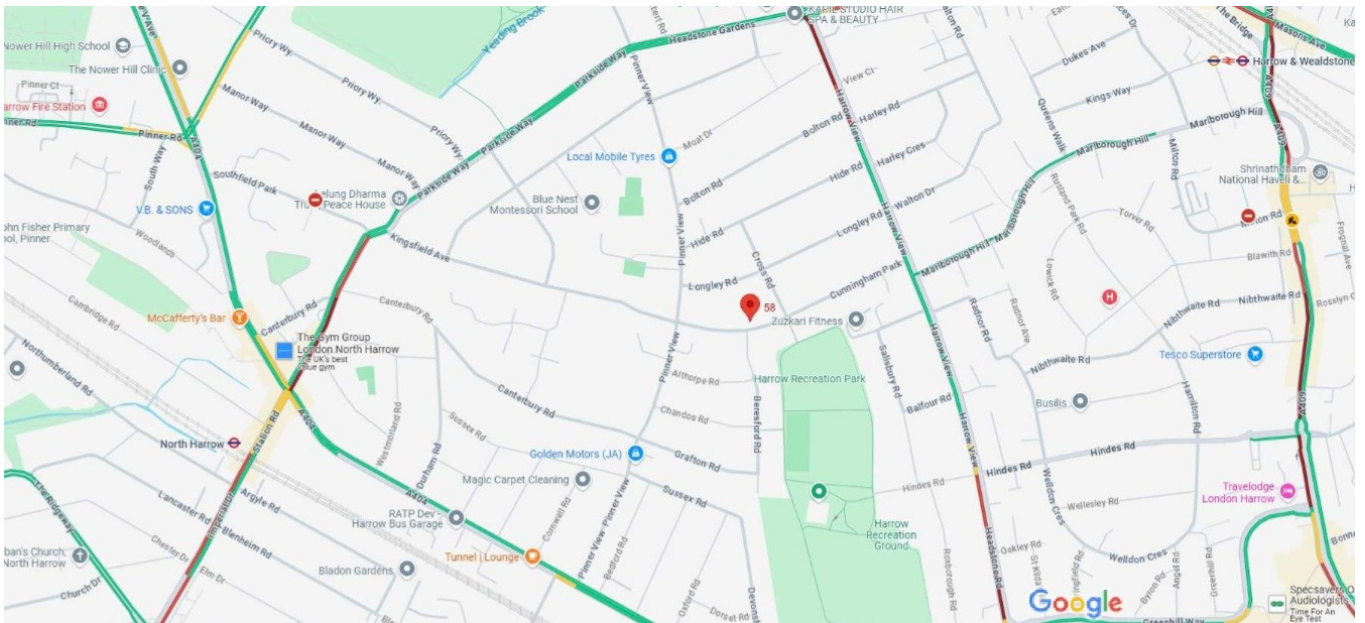
### **LOCAL TRANSPORT**

Harrow and Wealdstone - 0.6 Miles

West Harrow - 0.6 Miles

Harrow –On –The-Hill - 0.7 Miles





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Cunninghamham Park

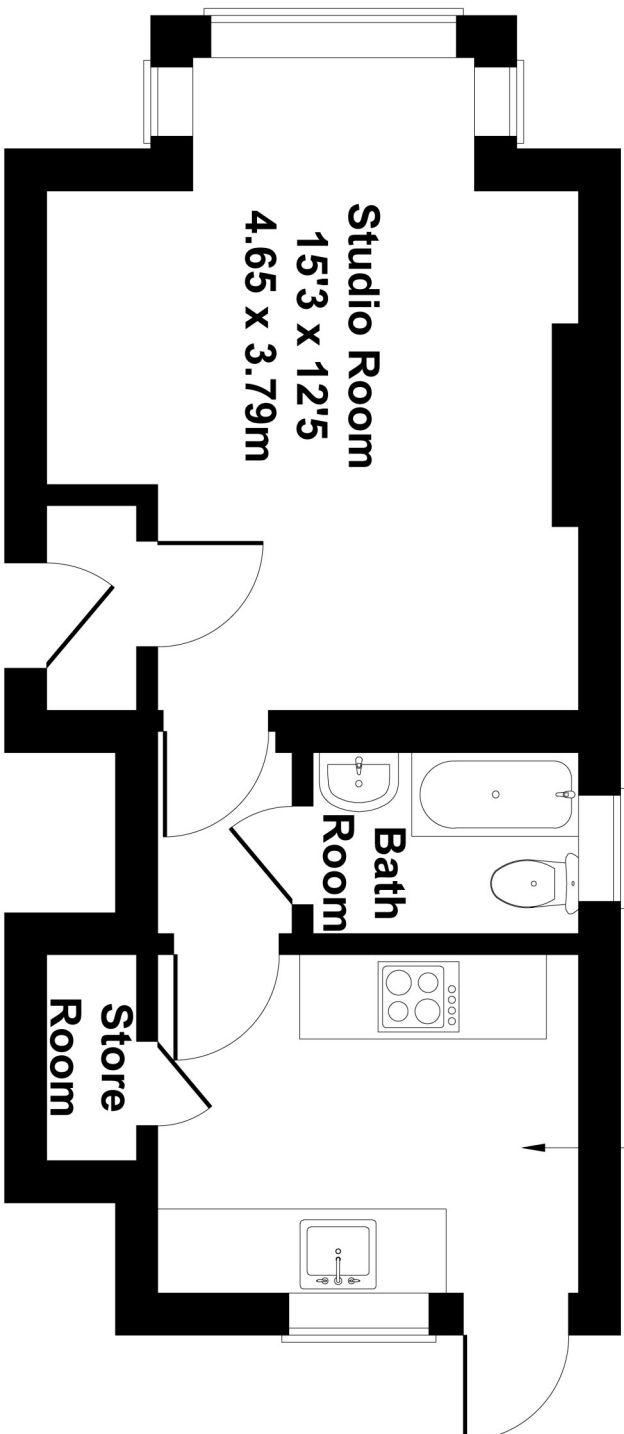
Approximate Gross Internal Area

323 sq ft - 30 sq m

Kitchen

9'10 x 7'11

3.00 x 2.41m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

*For appointments to view please call David Charles 020 8866 0222*

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*