



**Connells**

**Lensview Close**  
**HARROW**



### Property Description

Connells are pleased to offer to the market this stunning three bedroom ground floor flat. The property is set within a modern new development and briefly comprises of a bright and spacious reception room, fully fitted kitchen, private patio, bathroom and en-suite to the master bedroom. Additional benefits include generous sized rooms, underfloor heating and allocated parking.

Lensview Close is situated within the popular Eastman Village. The property is moments from a multitude of transport links including rail connections from Harrow & Wealdstone station and bus links alongside Headstone Drive. Headstone Manor is also a stones throw away.

This property would be ideal for first time buyers or investors.

Viewings are highly recommended.

### Bathroom

tiled, wash hand basin, bath, mixer taps, WC

### Entrance Hall

#### Lounge / Kitchen

21' x 18' 11" ( 6.40m x 5.77m )

Underfloor heating, TV, window to the front, storage cupboard

Kitchen: sink, dishwasher, fridge/freezer, wall and base units, electric oven/hob

#### Bedroom One

12' 10" x 10' ( 3.91m x 3.05m )

Door to patio, fitted wardrobe

#### En-Suite

WC, wash hand basin, heater, shower cubicle, tiled

#### Bedroom Two

12' x 11' ( 3.66m x 3.35m )

Window to the front, fitted wardrobe,

#### Bedroom Three

12' x 10' ( 3.66m x 3.05m )

Window to the rear, door to private patio





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E harrow@connells.co.uk**

182 Station Road  
HARROW HA1 2RH

EPC Rating: B  
Council Tax  
Band: E

Service Charge:  
2300.00

Ground Rent:  
550.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311325](http://connells.co.uk/Property/HRW311325)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**



Property Ref: HRW311325 - 0016