



**Connells**

Duke Court Station Road  
Harrow

Duke Court Station Road  
Harrow HA2 6DD

for sale shared ownership  
**£122,500**



### Property Description

Connells are pleased to offer to the market this two bedroom flat available at 35% shared ownership.

The property is well presented throughout and briefly comprises of an entrance hall leading to a spacious lounge/dining room with an open plan fitted kitchen, two double bedrooms and bathroom. Further benefits include allocated parking, gas central heating, double glazing, access to a shared roof terrace and a long lease.

Conveniently situated in the heart of Harrow; a short walk to North Harrow station and in close proximity to Harrow town centre and Harrow on the Hill Station. Other benefits are the local amenities of the town centre including restaurants, bars, Vue cinema complex as well as a number of parks.

This would be a great opportunity for first time buyers.

Viewings are highly recommended.

### Entrance Hall

### Kitchen / Living Room

24' 3" MAX x 19' 8" MAX ( 7.39m MAX x 5.99m MAX )

### Bathroom

### Bedroom One

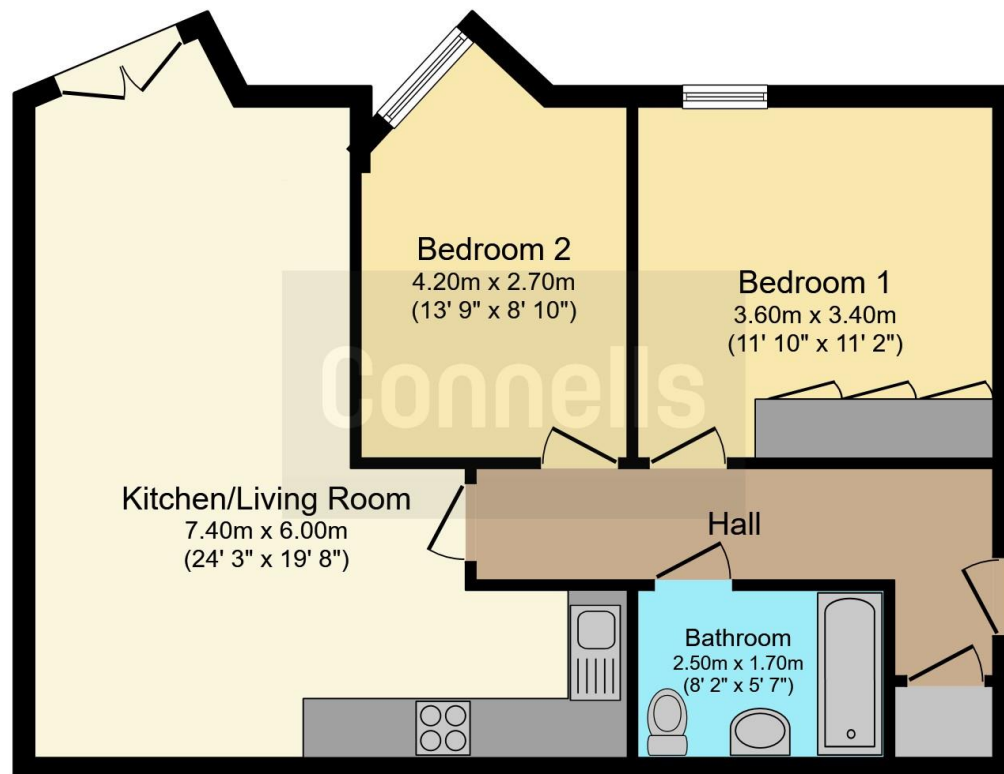
11' 10" MAX x 11' 2" MAX ( 3.61m MAX x 3.40m MAX )

### Bedroom Two

13' 9" MAX x 8' 10" ( 4.19m MAX x 2.69m )







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](mailto:harrow@connells.co.uk)**

182 Station Road  
HARROW HA1 2RH

**EPC Rating: B**

**view this property online [connells.co.uk/Property/HRW311006](http://connells.co.uk/Property/HRW311006)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Sep 2008. 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.

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Tenure: Leasehold



Property Ref: HRW311006 - 0005