



**Connells**

Lime Court Tranquil Lane  
Harrow





### Property Description

Connells are pleased to offer to the market this spacious one bedroom first floor flat.

The accommodation comprises of a welcoming entrance hallway with built in storage. The modern fitted kitchen/dining/reception room boasts a range of eye and base level units to the kitchen area, which flows effortlessly into the reception room dressed in neutral colours, providing views and access to the balcony. The bedroom benefits from built in wardrobes and there is a modern bathroom.

Situated in a central location within a short distance to South Harrow and Rayners Lane high streets, both with an array of shopping and transport facilities including Piccadilly and Metropolitan Line train stations. Metropolitan tube line from Rayners Lane is 0.6miles away and Picadilly 0.9 miles away. There are also many well regarded schools within the catchment area.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended

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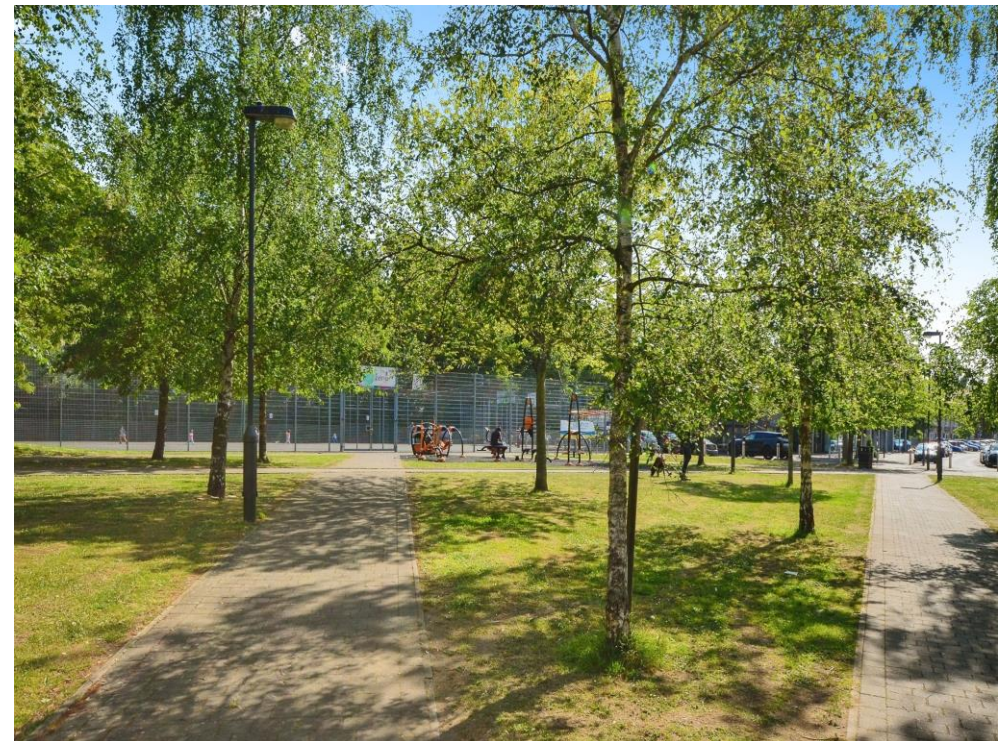
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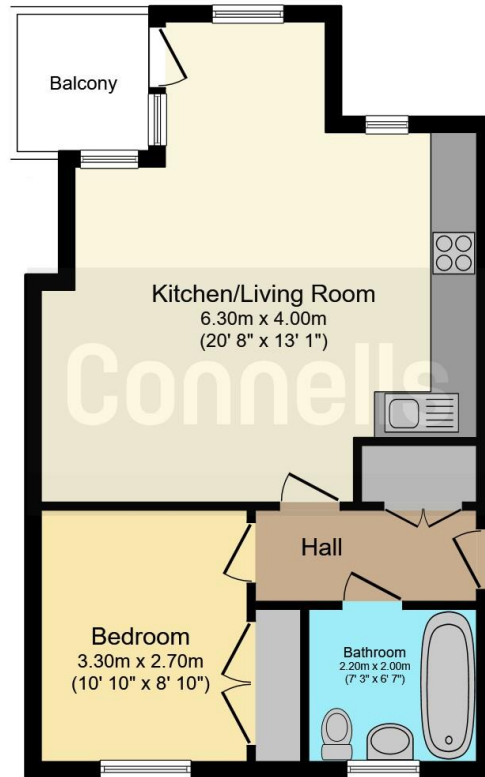
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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: C

Council Tax  
 Band: B

Service Charge:  
 1920.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311843](http://connells.co.uk/Property/HRW311843)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: HRW311843 - 0003

