



**Connells**

Bryant Apartments Perceval Square  
HARROW



# Bryant Apartments Perceval Square HARROW HA1 1GX

for sale  
**£500,000**



## Property Description

Connells are pleased to offer to the market this first floor two bedroom apartment.

Approached by an elegant main entrance with 12hrs a day / 7 days a week concierge and lift. The property is on the first floor with a bright and spacious lounge, a fully fitted kitchen, large balcony, two bedrooms and a luxury bathroom. Additional benefits include underfloor heating and ample storage.

Both double bedrooms are generously sized. The modern kitchen is fully equipped with integrated appliances, including a dishwasher and fridge freezer, combining style and functionality.

There are two large roof terraces on the 12th & 16th floors with stunning panoramic views all around including views of London.

Ideally situated in the heart of Harrow Town Centre just a 2 minute walk from Harrow on the Hill station, the apartment benefits from excellent transport links, with the Metropolitan Line reaching Baker Street Station in just 21 minutes, and the Overground services reaching London Marylebone in just 14 minutes. With a variety of shops, cafés, restaurants, and leisure facilities on the doorstep, this home is perfectly suited for professionals, first-time buyers, or investors.

Viewings are highly recommended.

## Kitchen / Living Room

23' 11" x 22' 4" ( 7.29m x 6.81m )

## Bedroom One

11' 6" x 10' 6" ( 3.51m x 3.20m )

## Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )

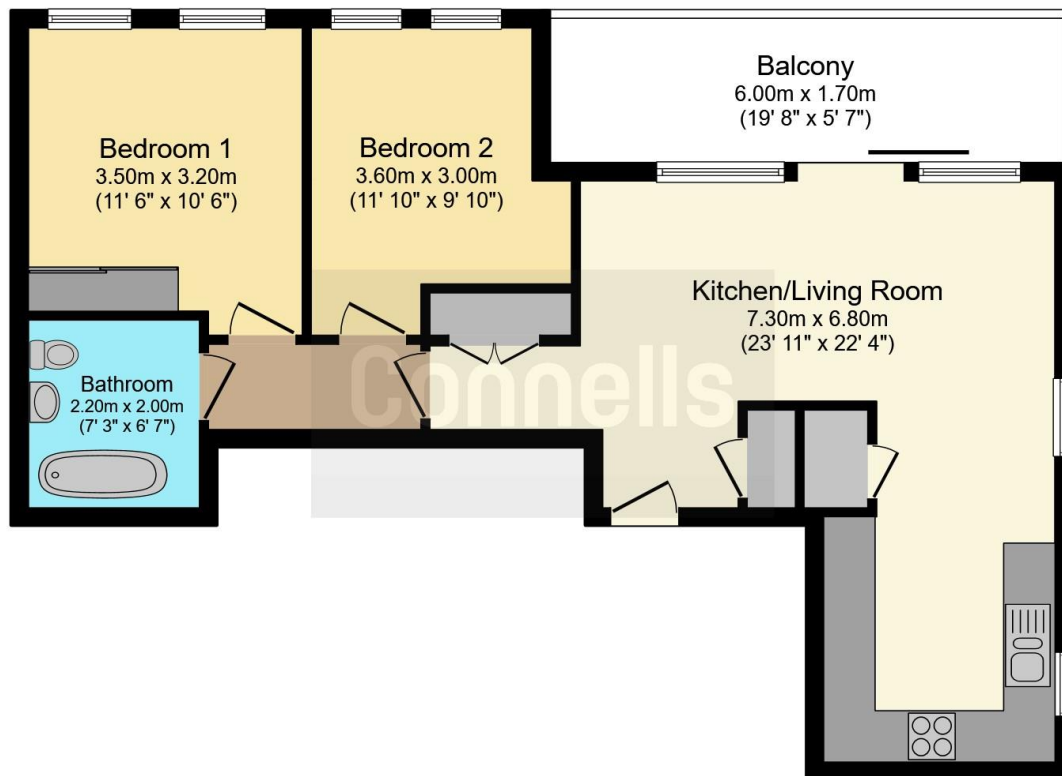
## Bathroom

7' 3" x 6' 7" ( 2.21m x 2.01m )

## Balcony

19' 8" x 5' 7" ( 5.99m x 1.70m )





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

Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311695](http://connells.co.uk/Property/HRW311695)**

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.

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Property Ref: HRW311695 - 0004

