



Connells

Carnegie House Peterborough Road
Harrow

Carnegie House Peterborough Road Harrow HA1 2AX

for sale guide price
£560,000



Property Description

Connells are pleased to offer to the market this stunning and spacious three double bedroom apartment located in the prestigious Carnegie House on Peterborough Road, right in the heart of Harrow on the Hill.

This beautifully presented home offers modern living space, thoughtfully designed to meet the needs of contemporary urban lifestyles.

Situated within a modern development, the property boasts two stylish bathrooms, including an en-suite to the master bedroom, and two generous reception rooms ideal for entertaining, relaxing, or working from home.

The open-plan layout is enhanced by high-quality finishes throughout, including sleek flooring, large windows, and a fully integrated kitchen with premium appliances.

Carnegie House is ideally located for commuters and families alike. With Harrow-on-the-Hill station just a short walk away, residents benefit from fast connections to Central London via the Metropolitan Line. The area is rich in amenities, including top-rated schools, green spaces, and a vibrant town centre.

Excellent transport links including Harrow-on-the-Hill (Metropolitan Line), Kenton Station (Bakerloo Line) as well as Harrow Bus Station providing many local bus routes.

This exceptional property offers a rare opportunity to own a spacious, well-appointed home in one of Harrow's most desirable locations. Whether you're a growing family, a professional couple, or an investor, this apartment ticks all the boxes.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





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

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: F

Service Charge:
 5702.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312376

This is a Leasehold property with details as follows; Term of Lease 250 years from 22 Aug 2019. 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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