





### Property Description

Connells are delighted to offer to the market this beautifully presented three-bedroom ground floor apartment located in the highly sought-after Osbury Court development on Northolt Road, Harrow.

This larger than average modern property offers an exceptional combination of space, style, and convenience, making it an ideal choice for families, professionals, or investors.

The property benefits from three double sized bedrooms, the master bedroom benefits from an en-suite bathroom, perfect for comfortable family living, an entrance hall, a bright and spacious separate reception room, ideal for relaxing or entertaining guests, fully fitted kitchen equipped with modern appliances and ample storage with dining area, a contemporary bathroom finished to a high standard. Additional benefits include independent entry to the property, private front patio area and garden.

Osbury Court is situated in the vibrant South Harrow area and offers easy access to green spaces like Roxeth Recreation Ground, as well as a variety of leisure and dining options. Harrow Town Centre is nearby for comprehensive shopping and entertainment.

Viewings are highly recommended to fully appreciate the space and potential this home has to offer.









Total floor area 105.8 m<sup>2</sup> (1,139 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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:  
3240.00

Ground Rent:  
199.92

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312266](http://connells.co.uk/Property/HRW312266)**

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: HRW312266 - 0003