



Fontwell Court, South Harrow, HA2 8NZ

£150 CASHBACK WHEN VIEWED AND PURCHASED THROUGH ARRON JAMES! Arron James Estate Agents are delighted to offer this spacious two bedroom second (top) floor apartment to the market. This ready to move into family home comes with a brand new lease of 177 years, no ground rent and a lower than average service charge. Benefits include parking for two cars, stunning fully fitted kitchen, larger than average living room, new heaters throughout and is located in a block of just 6 apartments.

Located just off South Harrow's High Street which has a wide range of shopping facilities that include Waitrose and Asda to name a few. Transport links are in abundance with South Harrow bus and train stations less than a 5 minute walk away along with Northolt park station and the A40 offers excellent links into the City and out to the Home Counties.

Offers Over £310,000

Fontwell Court

, South Harrow, HA2 8NZ



- New Lease of 177 Years
- Recently Decorated
- Larger Than Average Living Room
- Second Floor
- New Radiators
- EPC D
- Parking For Two Cars
- 10 Minute Walk to Station
- Council Tax Band C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



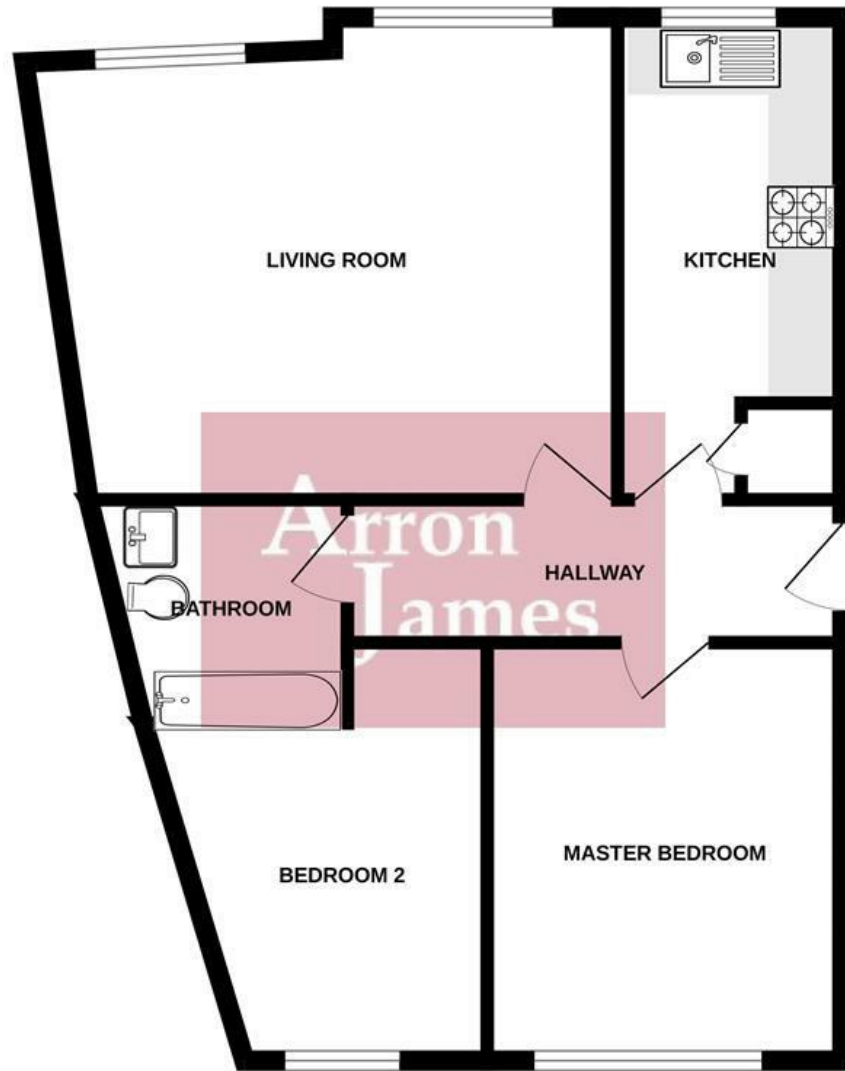
Directions

Northolt Park (0.3 miles) South Harrow (0.4 miles) Northolt (0.9 miles) South Harrow is South-West of Harrow-on-the-Hill in the London Borough of Harrow and its development originally spread South and West from the hamlet of Roxeth as a result of urbanisation and easier access from Central London by rail. There are many local schools within close proximity to the property, including Welldon Park Primary School; Heathland School; Grange Primary School and Petts Hill Primary School.



Floor Plan

SECOND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.