



LAWRENCE RAND

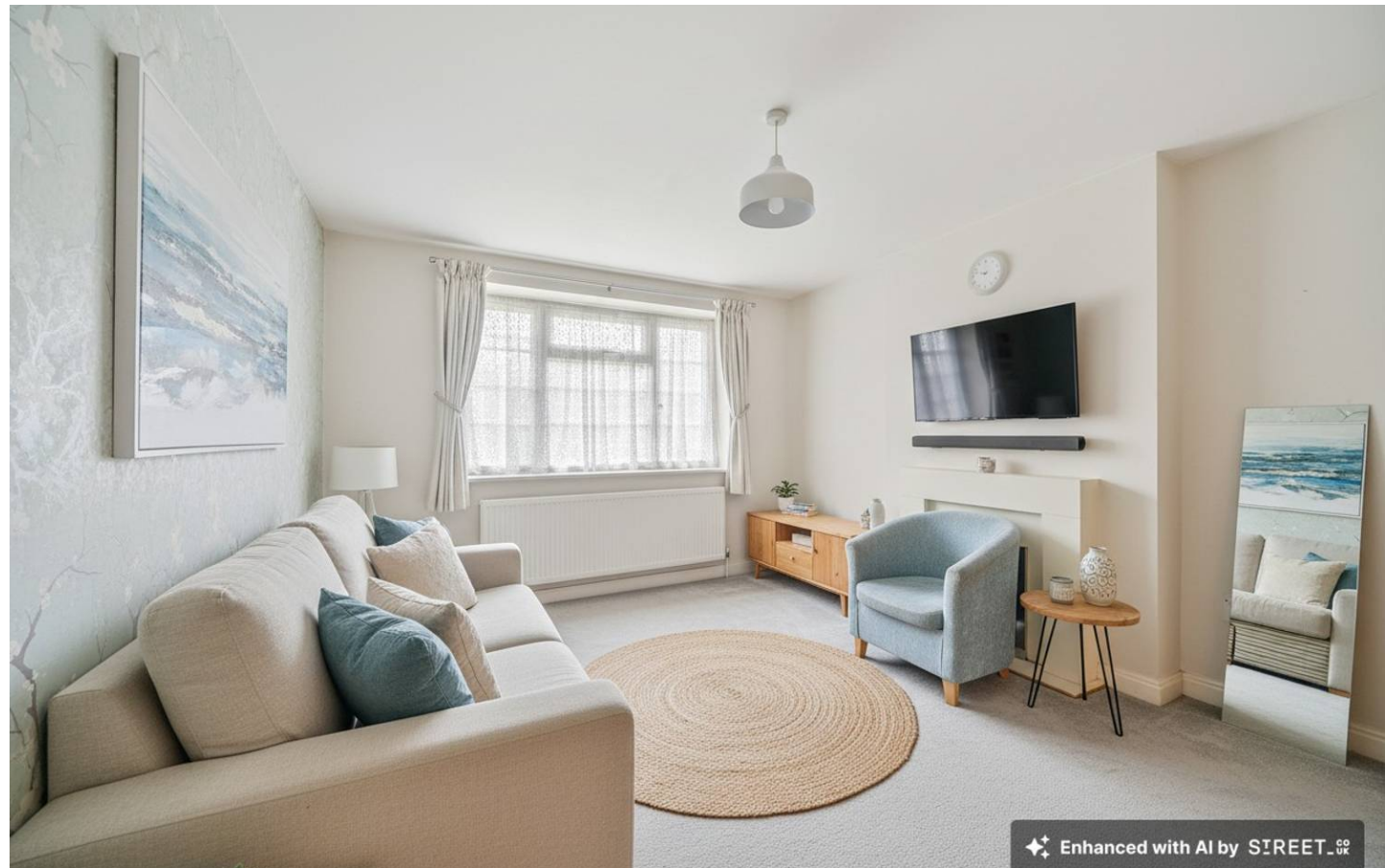
Warwick Court Princes Drive, Harrow

In Excess of £300,000

KEY FEATURES:

- Stylish and spacious two-bedroom flat in a sought after residential area
- Bright open plan living area with large windows and natural light
- Modern fitted kitchen with high-end appliances and ample workspace
- Primary bedroom with en-suite for added privacy and comfort
- Versatile second bedroom ideal for a guest room, home office, or nursery
- Contemporary family bathroom with quality fixtures
- Sleek hardwood flooring and neutral décor throughout
- Ample built-in storage promoting an organised living environment
- Close to shops, restaurants, schools, and daily amenities
- Excellent transport links providing easy access to the city centre and beyond

Introducing an exceptional two bedroom flat that perfectly captures the essence of modern urban living. Situated in a highly desirable residential area, this beautifully presented home offers a harmonious blend of style, comfort, and everyday convenience. Upon entry, a welcoming foyer leads into a spacious open plan living area, where large windows fill the room with natural light, creating a bright and inviting atmosphere ideal for both relaxation and entertaining. Laminate flooring throughout and neutral décor provide a contemporary backdrop suited to any interior style.



The modern fitted kitchen is a standout feature, boasting high end stainless steel appliances, generous worktop space, and stylish cabinetry a perfect setting for both casual cooking and hosting dinner guests. The primary bedroom offers a peaceful retreat with generous proportions and a private en suite bathroom. The second bedroom provides excellent versatility, ideal as a guest room, home office, or children's bedroom. A contemporary family bathroom with quality fittings adds to the home's comfort and convenience. Ample built in storage ensures a neat and organised living environment throughout.

Verified Material Information:

Energy Performance rating: D

Council tax band: C

Local Authority: London Borough of Harrow

Service charge and ground rent: £2447 per year

Length of lease: 145

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains Heating: Gas central heating

Broadband & mobile coverage: Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

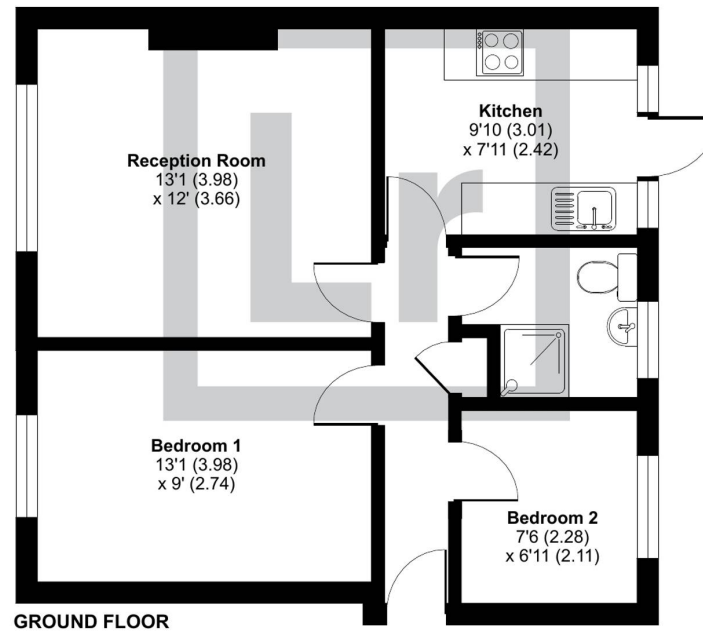




Warwick Court, Princes Drive, Harrow, HA1

Approximate Area = 510 sq ft / 47.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1376586

Lawrence Rand

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