



LAWRENCE RAND

Rama Apts, 17 St. Anns Road, Harrow

In Excess of £325,000

KEY FEATURES:

- Two double bedrooms
- Modern interiors throughout
- Spacious open plan kitchen/lounge/dining area
- 616 sq ft of living accommodation
- Long lease
- No upper chain
- Prime town centre location
- Walking distance to Metropolitan & Piccadilly Line stations
- Close to St Ann's & St George's Shopping Centre
- Ideal for first-time buyers or investors

Modern Two Bedroom Apartment in Prime Town Centre Location

A stylish and well presented two bedroom apartment offering contemporary living in a convenient town centre location. The property features modern interiors and a spacious open plan kitchen/lounge/dining area, ideal for both relaxing and entertaining. With 616 sq ft of living accommodation, this apartment combines comfort and practicality in a desirable setting.

The apartment comprises a welcoming entrance hall leading to a bright and airy open plan living area. The modern kitchen is fitted with high quality units and appliances, seamlessly integrating with the lounge/dining space. Both bedrooms are generously sized, offering ample storage, and the property is completed by a sleek, modern bathroom.



This apartment is offered with a long lease and no upper chain, making it an ideal purchase for first time buyers, professionals, or investors.

Location

Situated in the heart of the town centre, the apartment is within walking distance of Met & Piccadilly Line stations, providing excellent transport links across London. Local amenities are on your doorstep, including St Ann's and St George's Shopping Centre, restaurants, cafés, and entertainment facilities, offering a vibrant lifestyle with everything within easy reach.

Verified Material Information:

- Tenure: Leasehold
- Length of Lease: 131 Years
- Service Charge: £3039 per year
- Ground Rent: £250 per year
- Local Authority: Harrow
- Council Tax Band: D
- EPC rating: B

Suppliers & Connectivity:

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: FTTP (Fibre to the Premises)
- Mobile Coverage: O2, Vodafone, Three, EE – Excellent

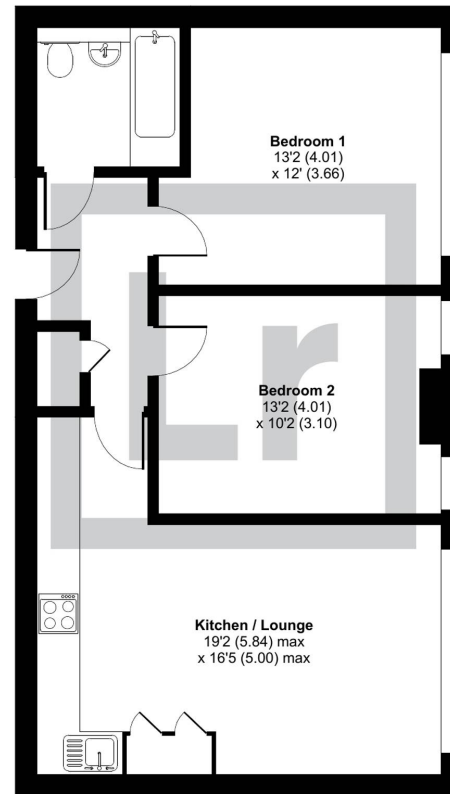




St. Anns Road, Harrow, HA1

Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale



THIRD FLOOR

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: 1381503

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Info@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

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