



New Pond Street, Harlow, CM17 9FG
Offers Over £300,000



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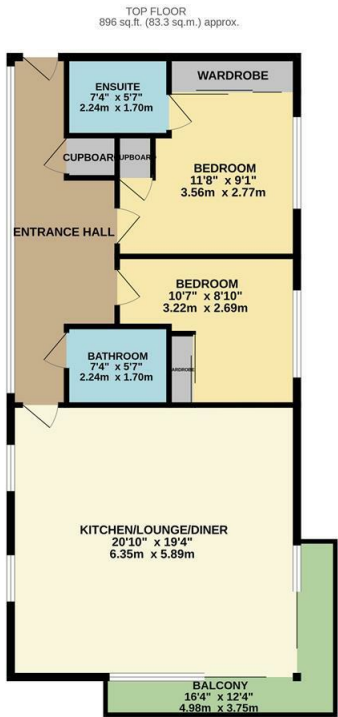
The property comprises a vast entrance hallway with generous storage, a large open-plan lounge/kitchen/diner - complete with wonderful triple aspect views - a private balcony terrace area, family bathroom with a three-piece suite, two double bedrooms (both with fitted wardrobes) and an en-suite to the master bedroom. It is further enhanced by a fitted audio system.

In addition to its stunning interior, further benefits include an allocated parking space with secure parking, communal bike store area, alarm system and telephone entry system.

New Pond Street is found within the Newhall development, allowing for access to local shops, restaurants, amenities and schools. The newest addition to the area is a monthly farmers market. The property falls within the catchment area of Newhall Primary School. Newhall is shortly to gain its own Community Centre and a David Lloyd Leisure Centre.

Newhall is ideally situated for a variety of transport links – Major roads M11/M25, A414/A10 and Rail services at Harlow Town/Harlow Mill and London Underground.

Lease Remaining 112 years. Service Charge: £130 per month. Ground Rent: £200 per year. Estate Charge: £32 per month.



NPS/REYLANDJOHNSON
TOTAL FLOOR AREA: 896 sq.ft. (83.3 sq.m.) approx.
While 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 misstatement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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