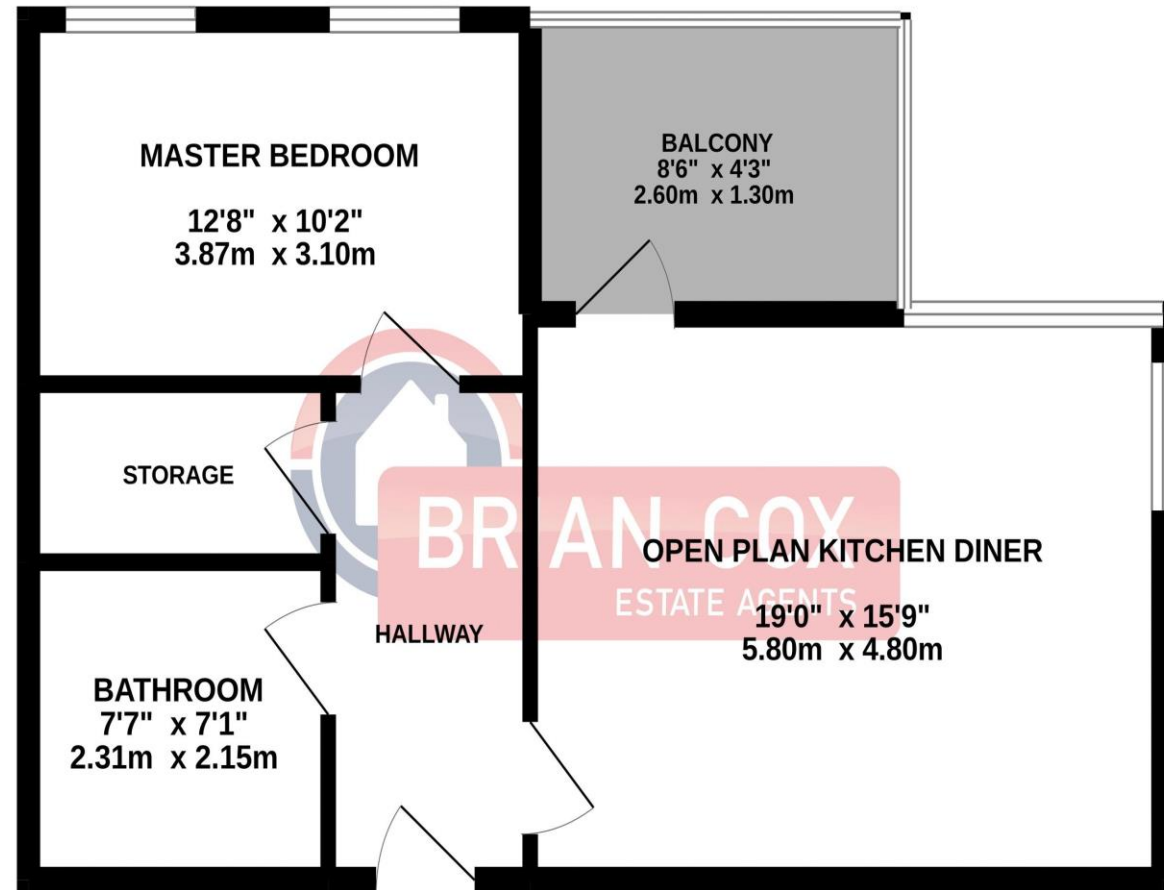


# the floorplan...

592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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.  
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## more details from...

call: **Brian Cox Harrow: 0208 912 0006**  
email: [mark.howell@brian-cox.co.uk](mailto:mark.howell@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



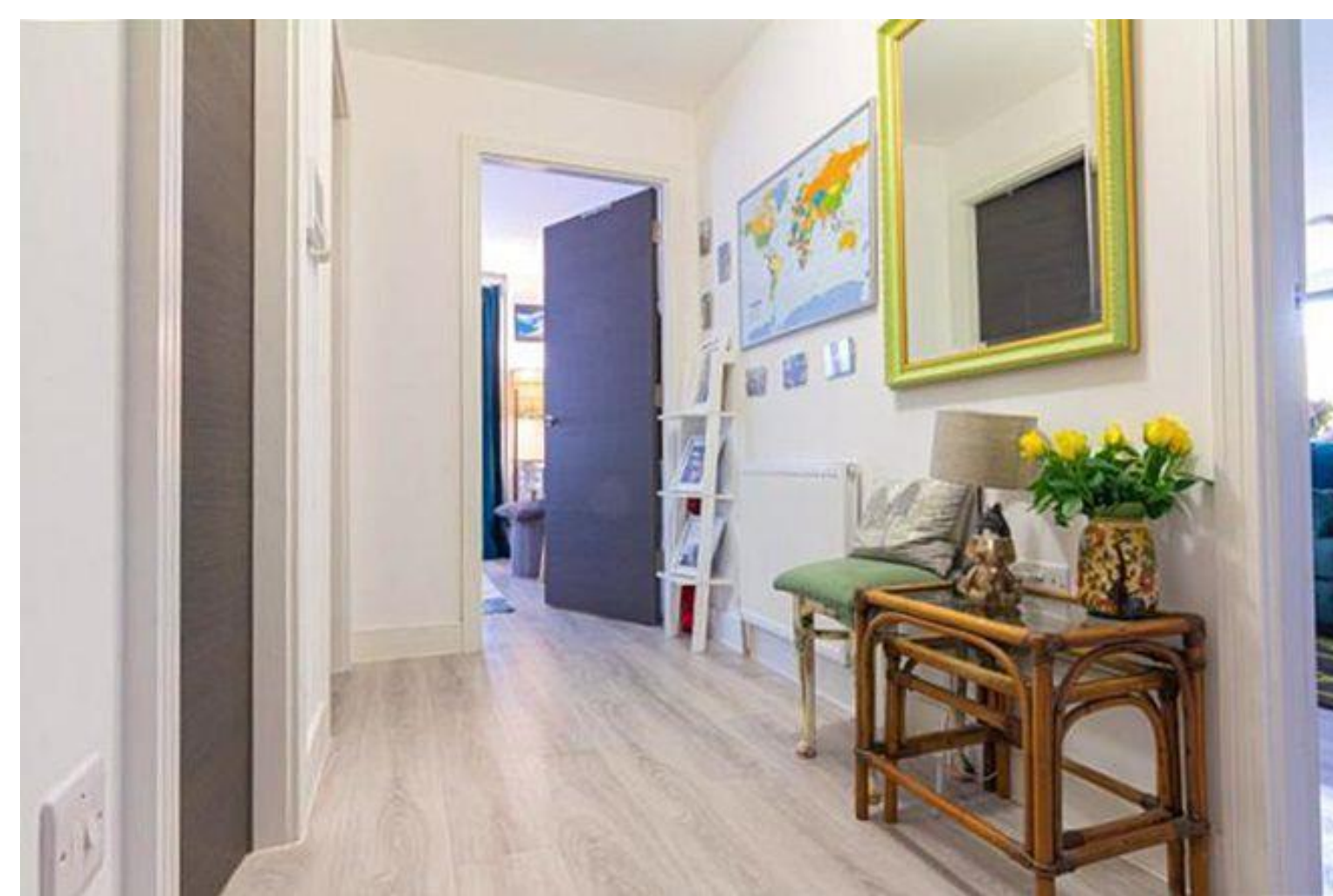
Set back off the High Street & within a gated development is this larger than average one bedroom apartment. The property benefits from having over 6 years left on the NHBC warranty, allocated parking, a lease of over 120 years and finished to a high standard throughout. The property boasts a large balcony and a great useable roof terrace, having been built less than 4 years ago we anticipate a high level of interest so call now before its too late!



£325,000  
Leasehold

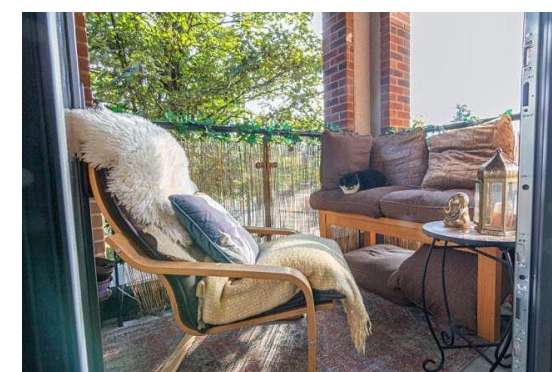
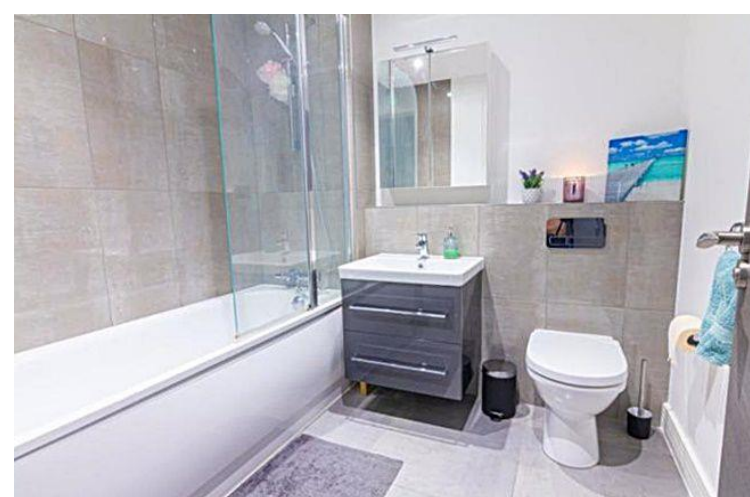
High Street, Harrow HA3 5FF

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



**in brief...**

- Larger than Average One Bedroom
- Parking
- Roof Terrace
- Gated Development
- A Stone Throw from Harrow & Wealdstone Station
- Lift



**the location...**

**nearest stations ...**

Harrow & Wealdstone (0.2 miles)  
 Headstone Lane (0.9 miles)  
 Harrow-on-the-Hill (1.1 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema.

There are many local schools in the area some of these include Marlborough Primary School, Belmont School, Weald Rise Primary School, The Sacred Heart Language College and Hatch End High School.