



17 Power House West Street  
Harrow On The Hill, HA1 3EL

£415,000





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This superior 2 bedroom contemporary Loft-style apartment forms part of The Powerhouse, a historic building nestled in this quiet cul de sac off West Street adjacent to Church Fields open space and recently converted to a small number of luxury apartments within the Harrow on the Hill village Conservation Area.

The stylish apartment enjoys a great position on the third floor with access to a private and secluded roof terrace. The entire property is presented in exceptional decorative order and boasts a range of desirable features to include; an open-plan living room with fully fitted luxury kitchen, a contemporary bathroom suite, wood laminate flooring to most rooms, gas central heating, passenger lift to first floor, video entry system, allocated parking space and a 999 Year Lease. 10 year PCC warranty.

A short walk across the fields brings you to Harrow on the Hill Metropolitan/Chiltern Line station with fast and frequent services to the City, yet there is beautiful architecture all around and independent coffee shops, cocktail bars and pub restaurants close by for entertaining. Viewing is highly recommended.

Communal Front Door with video entry phone

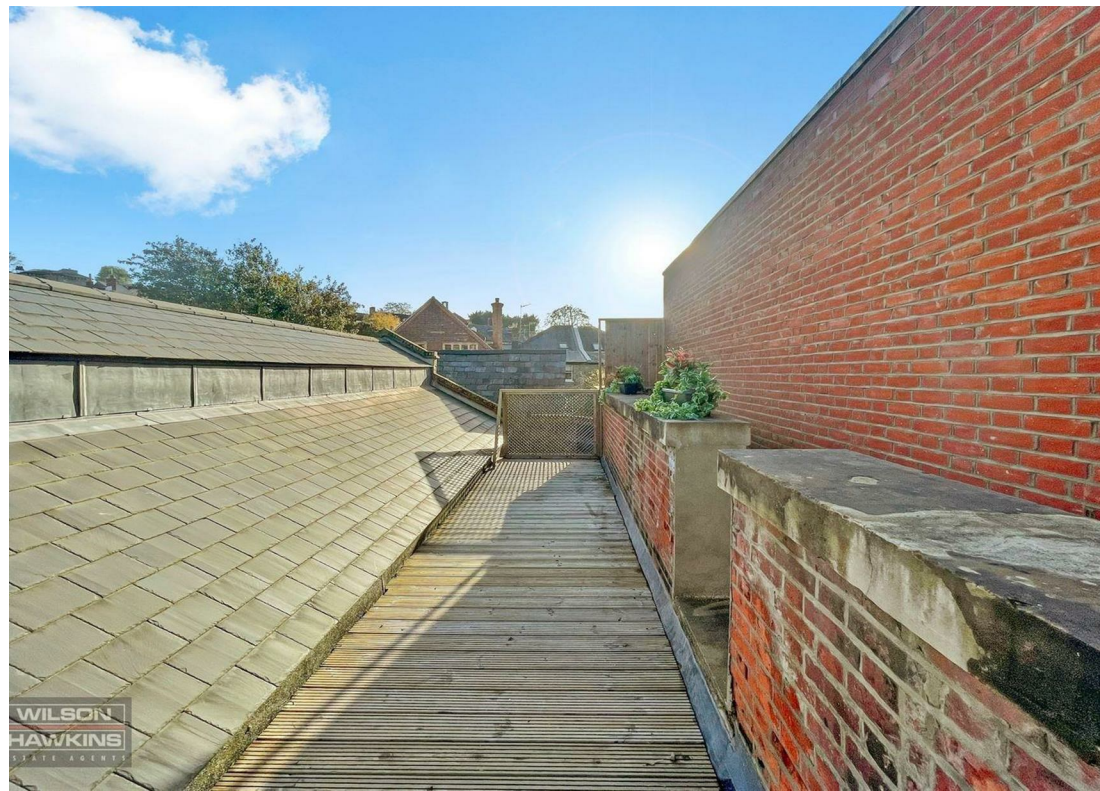
Communal Lobby

(Lift to First Floor) Stairs to Third Floor

Own Front Door

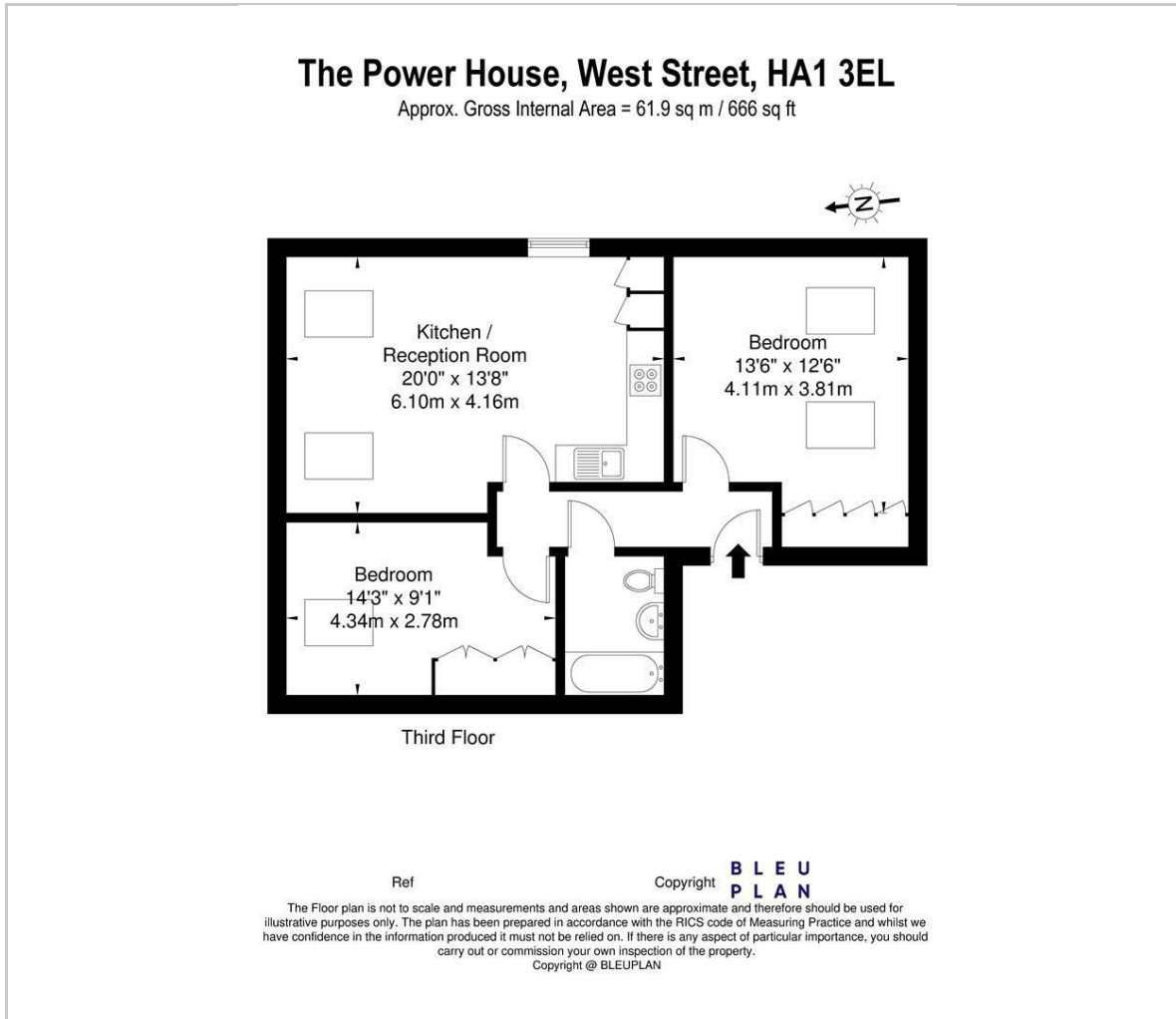






- Entrance Hall
- Open Plan Living Room/Kitchen
- Bedroom One
- Bedroom Two
- Bathroom
- Use of Private Roof Terrace
- Resident Parking
- Leasehold Details
- Lease - 999 Years
- Ground Rent - Peppercorn
- Council Tax - not banded yet
- Service Charge - Apprx £1500 pa

## Floor Plan



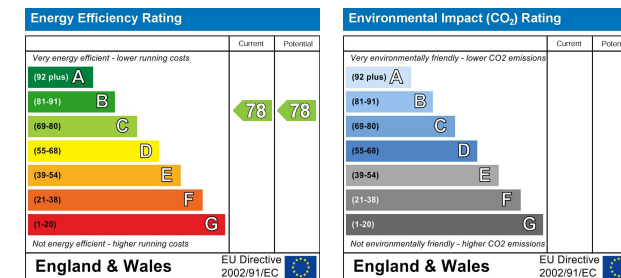
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.

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