



5 Kingsley House  
London Road Harrow On the Hill, HA1 3JQ  
£339,950

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## 5 Kingsley House

London Road Harrow On the Hill, HA1 2JG

A modern 2 bedroom , 2 bathroom flat positioned on the top floor of this historic building situated at the summit of the Hill.

The property has undergone a programme of refurbishment by the current owners which includes a modern fitted kitchen with integrated appliances and two new fully tiled shower rooms.

Further benefits include a 21'2 X 13'5 open plan lounge/kitchen with a breakfast bar, sash windows, Valliant combi boiler and video entry phone system.

The apartment is conveniently situated with easy access to Harrow on the Hill High Street with its mix of wine bars, restaurants and historic buildings.

Harrow's Metropolitan/Chiltern Line Station is within reach and both South Harrow and Sudbury Hill, with there Piccadilly Line Stations, are within 0.6 miles.

Call vendors sole agent to avoid disappointment.

Communal front door

communal hall

own front door

Entrance Hall

Lounge

Kitchen

Bedroom One

En-suite shower room

Bedroom Two





Family shower room

Further information

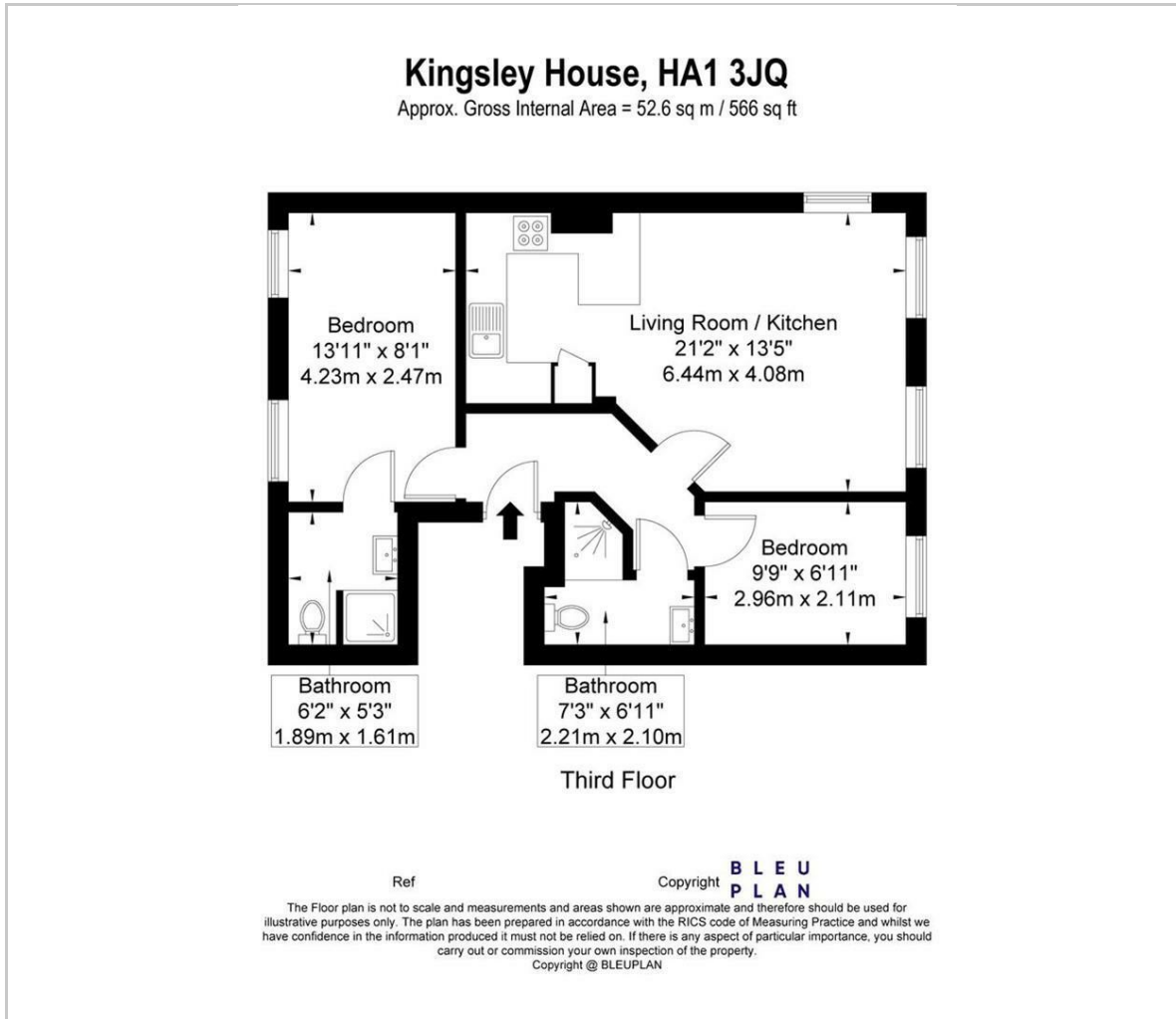
Lease- 103 Years remaining

Service Charge £3609 inc building insurance

Ground rent-£125 per Annum

Council tax- Band D

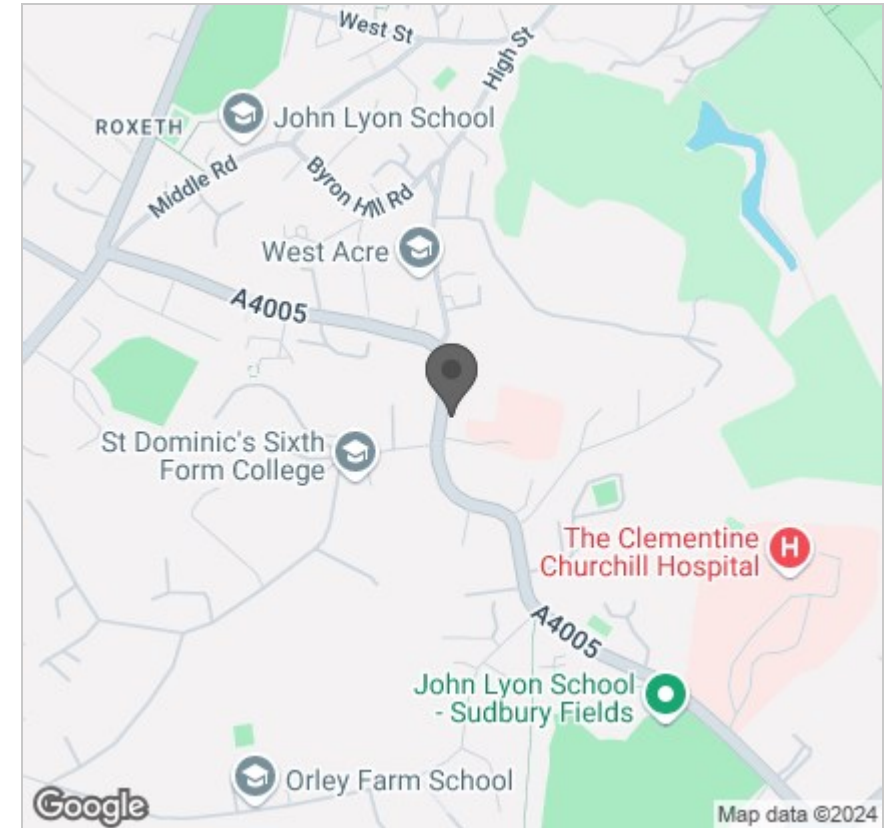
## Floor Plan



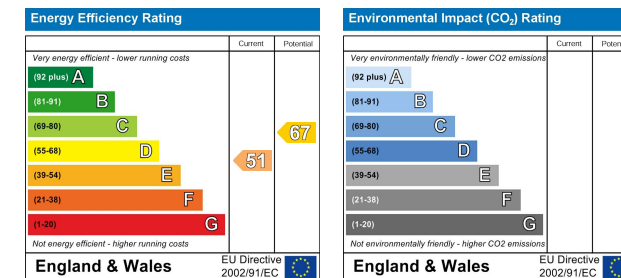
## Viewing

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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