



11 Palmerston Court
Elmfield Close Harrow On The Hill, HA1 3TL

£579,950



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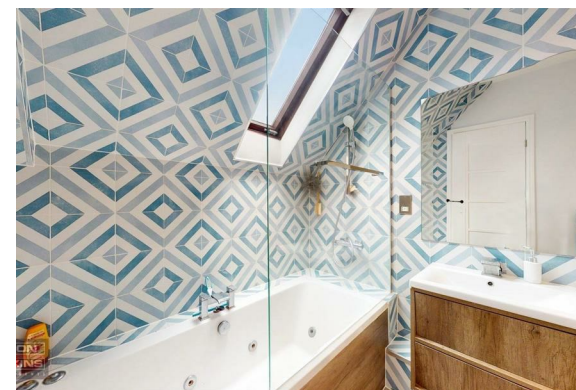
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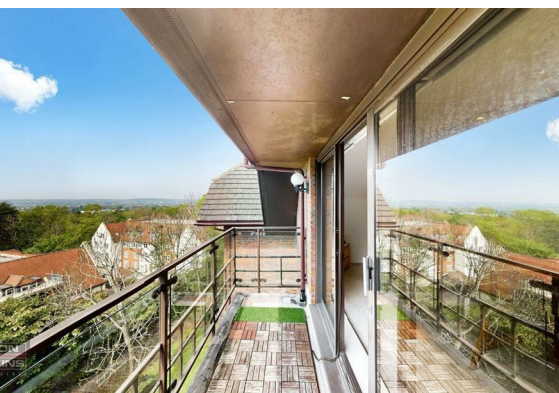
Well set within this prestigious development, this stunning top-floor apartment offers an exceptional living experience in the sought-after Mount Park Estate, located near the summit of Harrow on the Hill. Spanning over 1100 square feet, this spacious residence features two bedrooms, both with balconies and two modern bathrooms, making it ideal for families or professionals seeking comfort and convenience. The well appointed kitchen offers a range of quality integrated appliances plus a utility room.

As you enter the flat, you are greeted by a generous 21'4" x 21'1" living/dining room, which serves as the heart of the home. The room is further enhanced by access to a private balcony, where you can unwind and take in the serene surroundings.

The flat is situated in a tranquil cul-de-sac, providing a peaceful retreat while still being within easy reach of local amenities and transport links. Harrow on the Hill is designated as a conservation area and has a range of properties of both historical interest and high architectural merit dating from 16th century. The historic buildings, restaurants & wine bars on the old High Street are within a few minutes walk. Both Sudbury Hill's Piccadilly & Chiltern Line stations and South Harrow's train station are within easy walking distance & Harrow on The Hill Metropolitan/Chiltern Line train station for a fast commute to the City is within 0.75 miles.

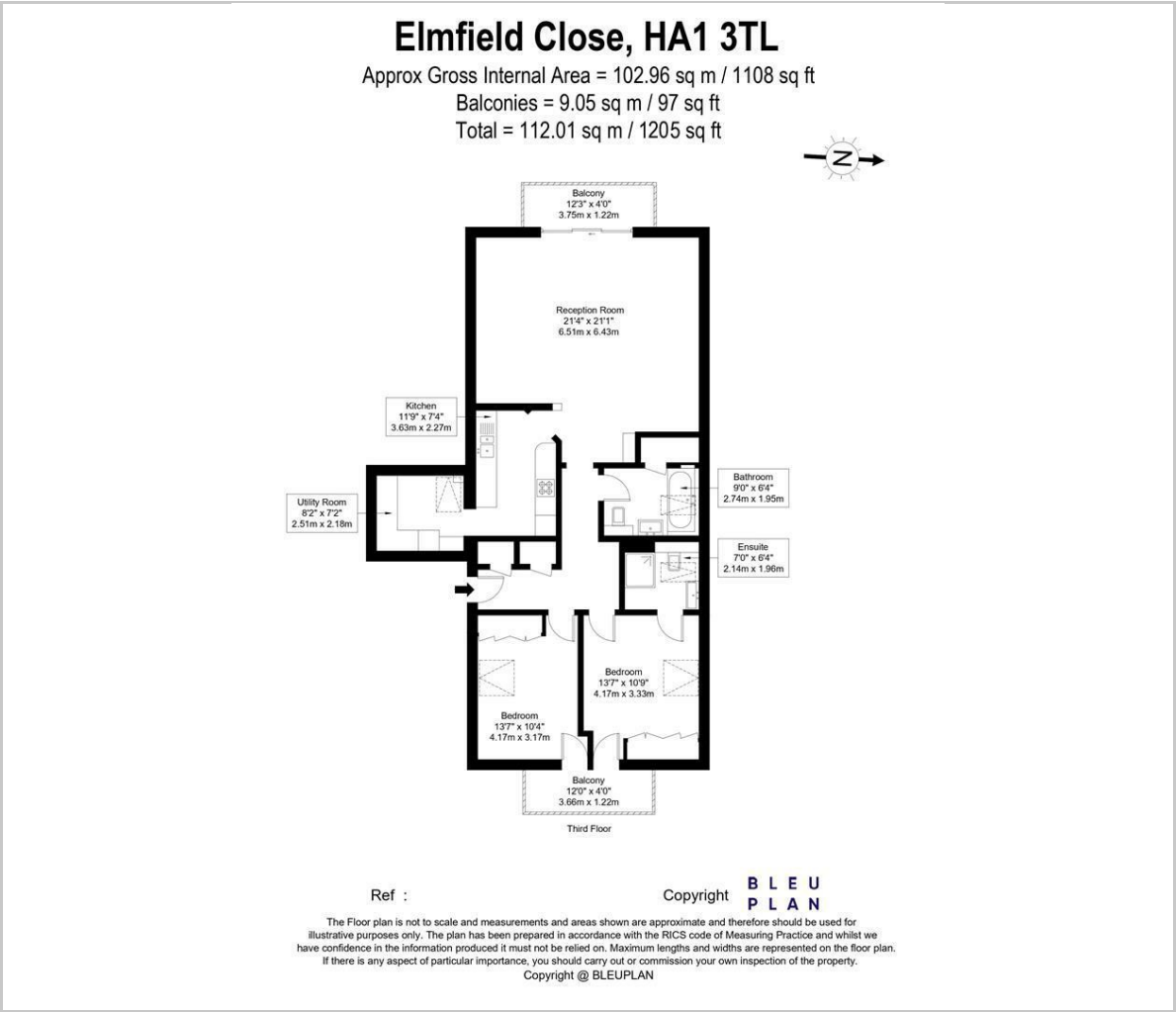
The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselms RC school and the renowned Harrow Public School which dates back to 1572 and whose Elizabethan and Victorian buildings dominate the old High Street.





- Communal Entrance with video entryphone
- Passenger Lift/Stairs to Top Floor
- Own Front Door
- Entrance Hall
- Living/Dining Room
- Private Balcony
- Kitchen
- Utility Room
- Bedroom One
- Private Balcony
- En suite
- Bedroom Two
- Private Balcony
- Family Bathroom
- Landscaped Communal Gardens
- Resident Parking
- Garage in Block
- Additional Information
- Lease -125 years from 1.7.1988
- Service charge - £1041 per 1/4
- Ground Rent i- £200 pa
- Council Tax Band G

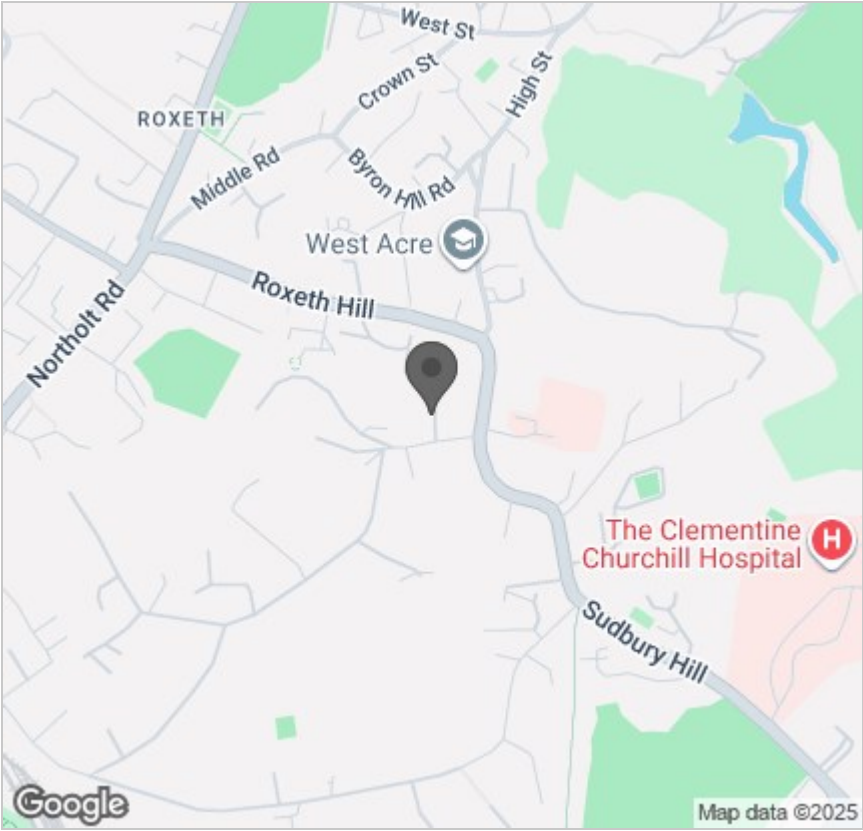
Floor Plan



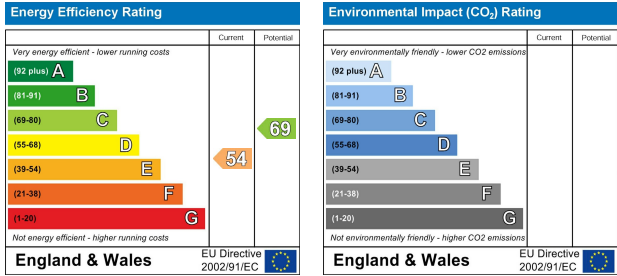
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT
Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk