



Bridge Court, Stanley Road, South Harrow, HA2 8FE

**Asking Price £295,000**



# Bridge Court, Stanley Road, South Harrow, HA2 8FE

This well-presented sixth-floor flat in Bridge Court, Stanley Road, South Harrow, HA2 8FE, offers comfortable urban living. The property features two double bedrooms, a spacious lounge/diner with an open-plan fitted kitchen and a large bathroom. Additional amenities include a balcony, gas central heating, double glazing, and lift access. Residents benefit from underground parking and proximity to South Harrow's bustling shopping centre, which offers a variety of cafes, restaurants, and shops, including an Aldi and Waitrose supermarkets. The property is conveniently located just 420 yards from South Harrow Piccadilly Line Tube and Bus Station, providing easy access to central London. Local educational institutions, such as Grange Primary and Whitmore High School, are within approximately 600 yards. The lease has 140 years remaining, with a service charge of £3,880 per annum (excluding heating and water) and a ground rent of £270 per annum.

- 6th Floor Flat with Lift
- Two Double Bedrooms
- Well Presented
- Lounge / Diner
- Open plan Kitchen
- Balcony
- Large Bathroom
- Gas Central Heating / Double Glazing
- Close to Tube & Shops
- Lease 140 years remaining

**Council Tax Band: C**

**Leasehold**







## INTERNALLY

Well presented t 6th Floor Flat with lift . The entrance door of this flat opens into smart a hallway with wooden flooring, entryphone system and a large storage cupboard which also houses the electric meter and the boiler. The property comprises of a lounge/diner, a lovely bright room with wood flooring which is open plan to a smart fitted kitchen with matching wall and base units, , built in oven with electric hob and extractor over, tiled floor and part tiled walls. The lounge area has a glazed door with windows either side opening onto a balcony. There are two double bedrooms, the primary bedroom has a door opening onto the balcony. Large bathroom with vanity wash basin, wc with concealed cistern, panel enclosed bath with shower over and part tiled walls. The property has gas central heating and double glazing.

## EXTERNALLY

Balcony, parking in underground car park.

## LOCATION

Bridge Court is located on Stanley Road just off Northolt Road, South Harrow centrally located for South Harrow Piccadilly Tube and Bus Station just 420 yards away. With South Harrow's busy shopping centre with cafes, restaurants and shops including an Aldi supermarket. Grange Primary and Whitmore High School are just over 600 yards from the property along with numerous other schools within the proximity. A couple of minutes walk away is the convenience a Waitrose supermarket and a petrol station.

## ADDITIONAL INFORMATION

Leasehold 140 year remaining on Lease

Service charge £3,880.00 per annum excluding heating and water

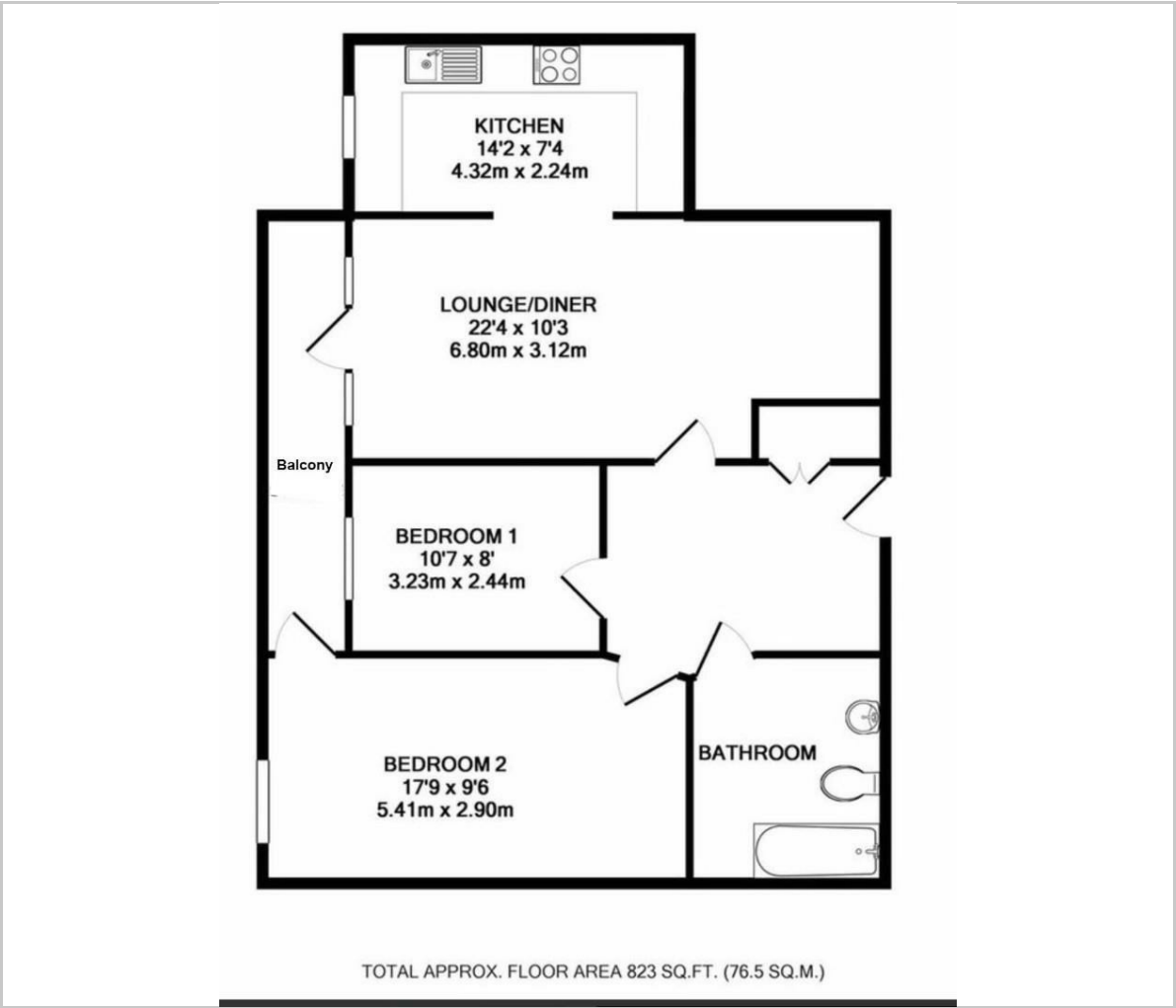
Ground Rent £270 per annum

Council Tax C £2,129.65 per annum

(all as advised)



Floor Plan



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

