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Byron Court, St. Johns Road, Harrow, HA1 2SE

Offers In Excess Of £480,000



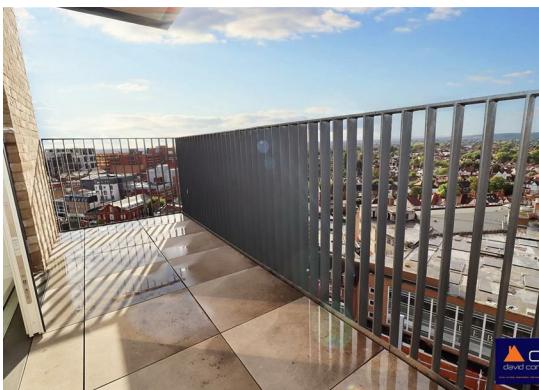
# Byron Court, St. Johns Road, Harrow, HA1 2SE

A spacious and modern two-bedroom, two-bathroom twelfth-floor apartment for sale in the sought-after Byron Court development, Harrow. Offering a luxury fitted kitchen with granite worktops, a large open-plan living space, private balcony with stunning West London views, and secure gated underground parking, this lift-serviced property also benefits from a video entry system, double glazing, and efficient heating. Located directly over the popular Harrow High Street, restaurants, parks, excellent schools, moments from Harrow-on-the-Hill Station making it ideal for professionals or investors. The apartment is leasehold with approximately 244 years remaining.

- Two Double Bedrooms
- Master Bedroom with En Suite & Fitted Wardrobe
- Spacious Open Plan Kitchen/Lounge/Diner
- Stylish Family Bathroom
- Private Balcony with Elevated Views
- Utility Cupboard & Hallway Storage
- Underground Parking
- 12th Floor Apartment with Lift Access
- 245 Lease Years Remaining
- Built in 2021 with 10 year warranty issued by NHBC

**Council Tax Band: E**

Leasehold





## INTERNALLY

Positioned on the 12th floor, this beautifully presented apartment offers bright and modern interiors throughout. The open plan kitchen, lounge and dining space provides a superb social hub with direct access to a private balcony. The principal bedroom includes a sleek en suite shower room and fitted wardrobe, while the second double bedroom is complemented by a contemporary family bathroom. A separate utility cupboard and generous hallway storage add to the practicality of the home.

## EXTERNALLY

Benefits include a private balcony, lift access and secure underground parking.

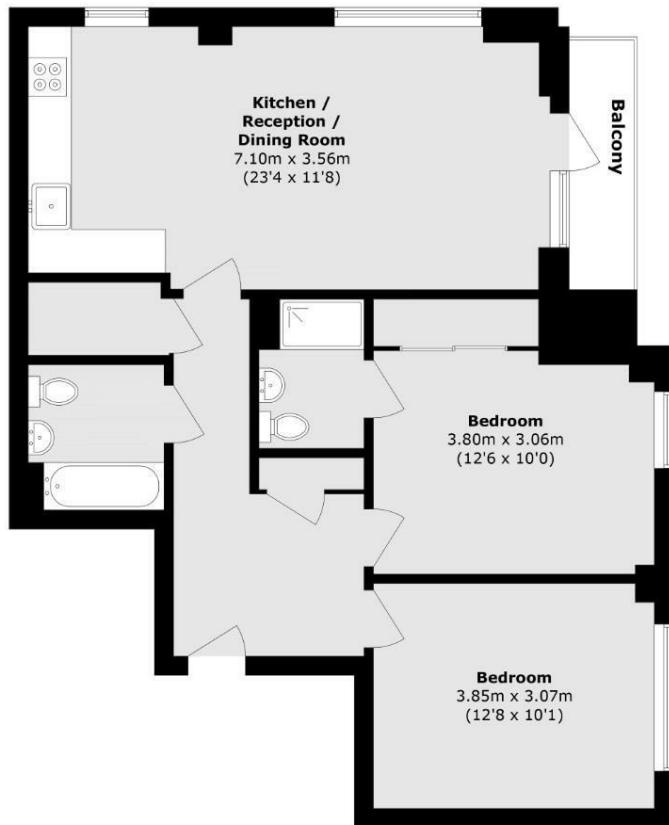
## LOCATION

Located in the heart of Harrow (HA1), the property is just 0.3 miles from Harrow-on-the-Hill Station (Metropolitan Line and Chiltern Railways) providing fast connections into Central London. A wide range of amenities are within easy reach including Waitrose, Aldi and Iceland, while St Anns and St George's shopping centres offer an array of shops, cafés and restaurants. The area is also well-served by schools such as Saint Jerome CE Bilingual Primary and Harrow High School.

## ADDITIONAL INFORMATION

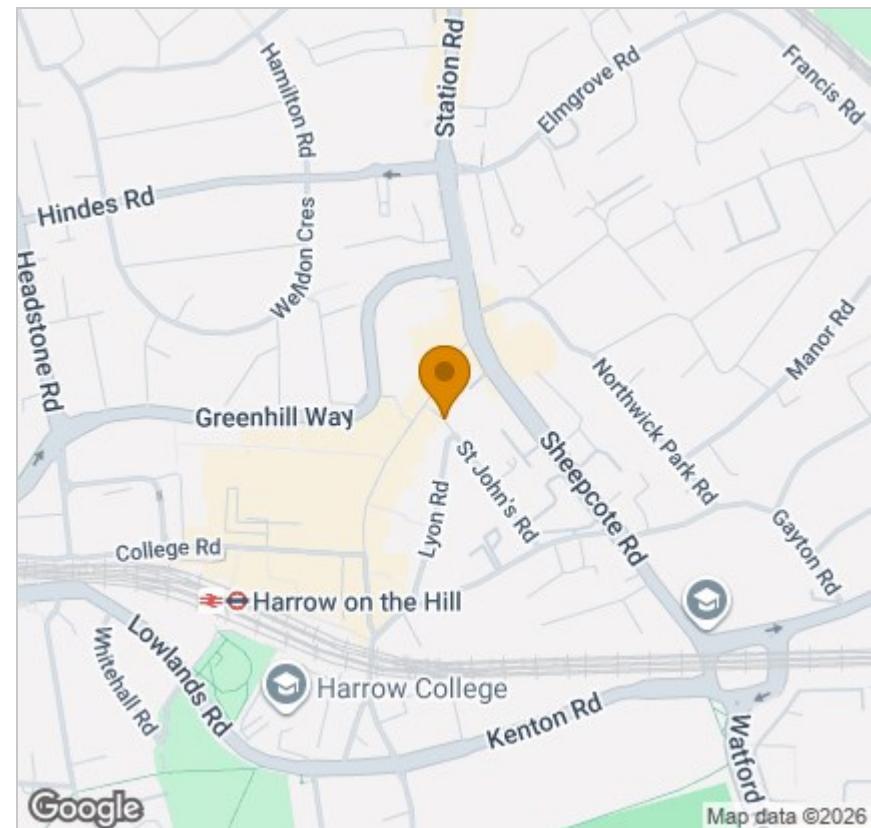
Council Tax Band: E (£2,488.51)  
Leasehold: 245 Years Remaining  
Ground Rent: £0  
Service Charge: Approx. £2,684.20 p.a.  
Built in 2021 with 10 year warranty issued by NHBC.

## Floor Plan

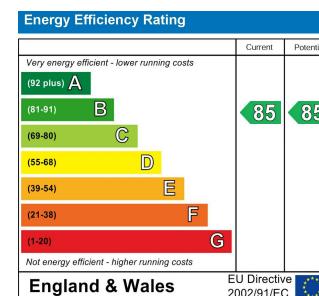


Total area (approx.): 77.0 sq. m (828.8 sq. ft)  
(Excluding Balcony)

## Area Map



## Energy Efficiency Graph



## 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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