

# ***GOODSTONE COURT, HARROW***



***One Bedroom First Floor Apartment***

***Guide Price £265,000***

Robertson Phillips are pleased to offer to the market this contemporary one bedroom first floor apartment which boasts bright and airy open plan living space that seamlessly integrates the kitchen and dining area. The kitchen features a range of modern fitted units. The lounge area extends out onto a useable balcony/patio area. The bedroom is generously sized, providing ample space for comfortable living, and the large bathroom is also well finished. Additional benefits include gas central heating and double glazed windows. Goodstone Court is close to both Harrow and Wealdstone and North Harrow stations as well as Headstone Manor Park. Bus routes with a regular service to Harrow Town Centre are literally on the doorstep. The current owners rent a parking space from the freeholders for a very nominal annual fee, which we are confident any buyer could benefit from the same arrangement.



**Location:** Goodstone Court is a short distance from the amenities of North Harrow and Harrow and Wealdstone, including their selection of transport links into Central London and beyond. Also nearby are several popular schools including Marlborough Primary School and Nower Hill High School.



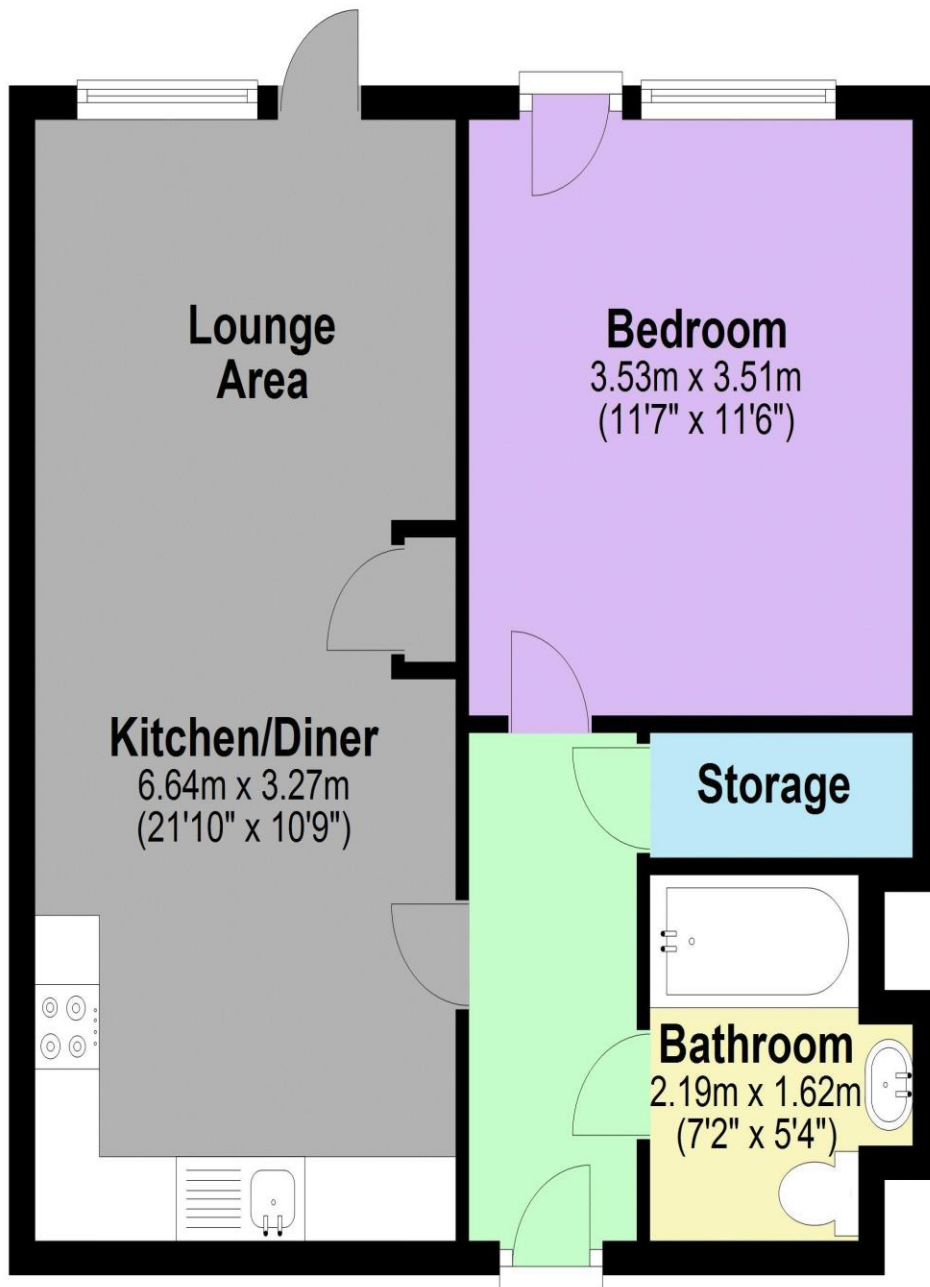


- *One bedroom first floor purpose built apartment*
- *Gas central heating and double glazed windows*
- *Long lease, viewing advised*
- *Offered for sale in very good order throughout*
- *Own sizable balcony for bistro table and chairs etc*



### Additional Information

TENURE: LEASEHOLD  
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW  
ENERGY EFFICIENCY RATING: TBC



## Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)

Total area: approx. 44.3 sq. metres (477.1 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.