



Godfrey House, Edinburgh Gate, Harlow

Asking Price £370,000

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MILLERS
ESTATE AGENTS

Occupying an enviable position on the 8th floor, this impressive two-bedroom apartment enjoys far-reaching views across Harlow, providing a striking backdrop to everyday living. These expansive vistas can be fully appreciated from two generous private balconies.

The apartment is accessed via a welcoming entrance hallway that leads into the heart of the home: a spacious, light-filled open-plan kitchen, dining, and living area, thoughtfully designed to suit modern lifestyles.

The contemporary kitchen is both stylish and practical, featuring granite worktops and a comprehensive range of integrated appliances, creating an ideal space for cooking and entertaining.

From the main living area, an inner hallway leads to the accommodation. The principal bedroom benefits from its own private balcony and a well-appointed en-suite shower room. The second bedroom is a well-proportioned double, offering ample space for freestanding furniture and additional storage.

Further benefits include a secure allocated parking space, adding both convenience and peace of mind.





Open Plan Kitchen/Living Room

14'4" x 23'5" (4.38m x 7.15m)

Balcony

8'3" x 18'7" (2.51m x 5.66m)

Bedroom 1

11'7" x 11'9" max (3.53m x 3.58m max)



En-suite Shower Room

7'8 max x 6'8 max (2.34m max x 2.03m max)

Balcony

10'3" x 5'5" (3.12m x 1.64m)

Bedroom 2

15'2" x 8'9" (4.62m x 2.67m)

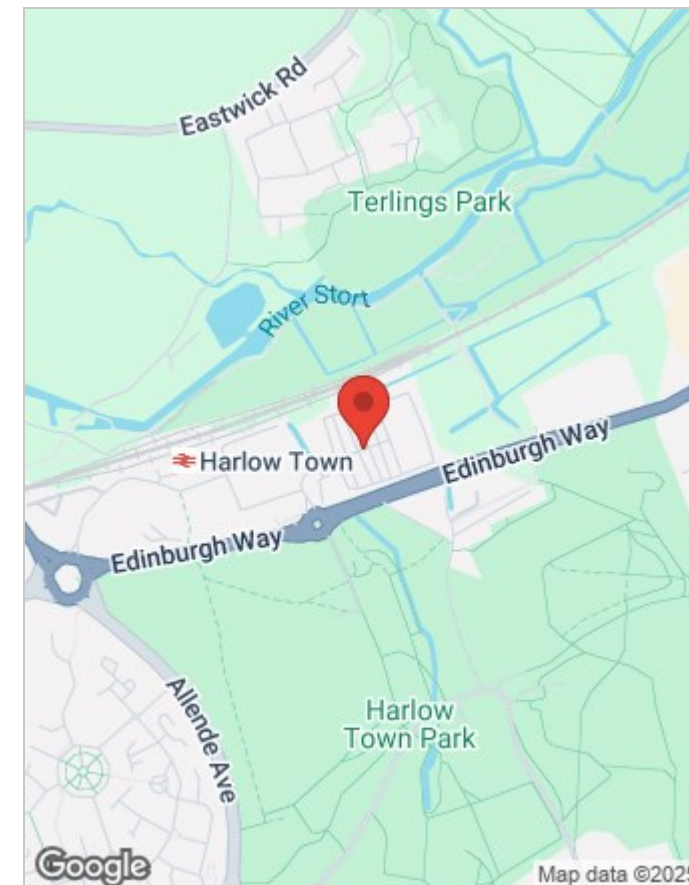
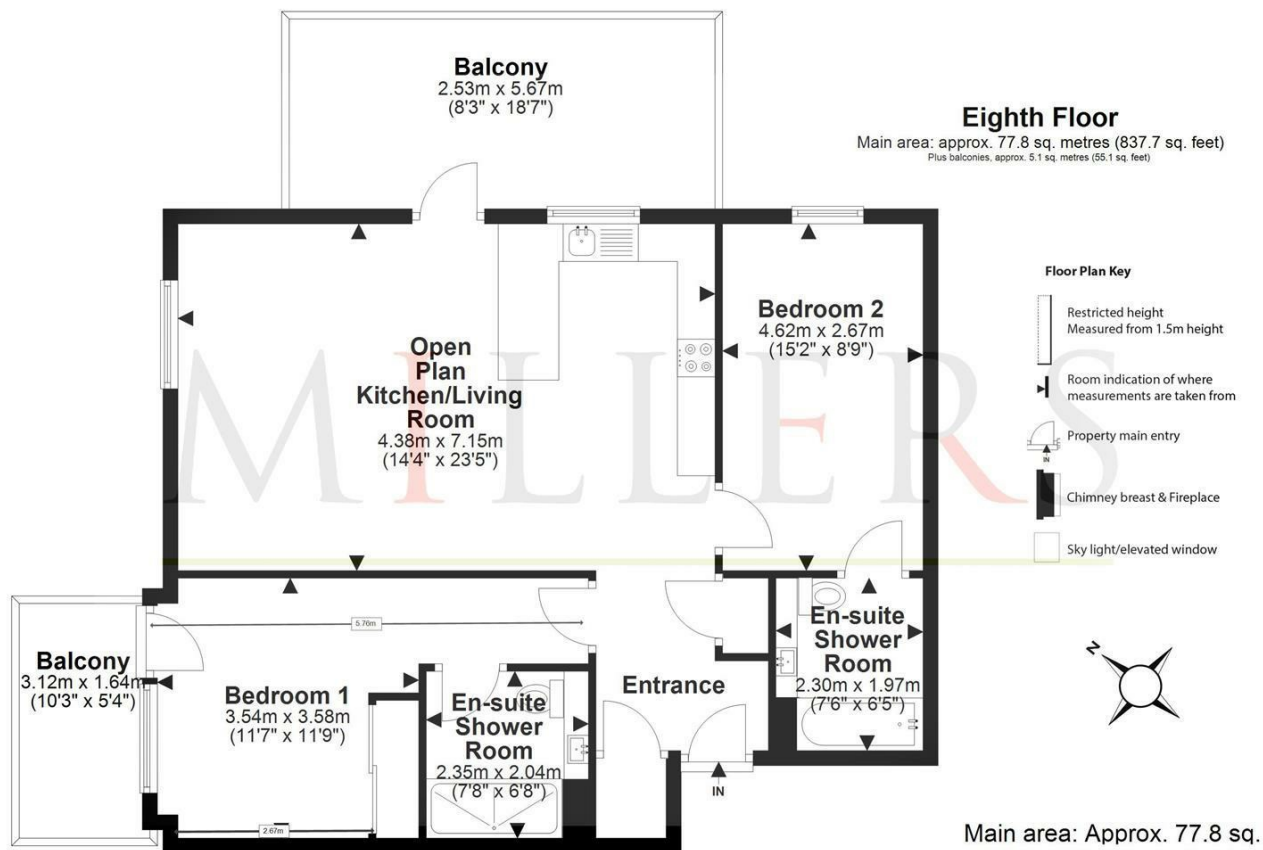
En-suite Shower Room

7'6 max x 6'5 (2.29m max x 1.96m)



EXTERIOR

Allocated Parking Space



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

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