

College Road, Harrow HA1 1GY

Offers In Excess Of £599,950

A beautifully presented and spacious TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT situated on the 10th floor and forming part of this sought after purpose built block in the heart of Harrow, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Concierge, Security Entryphone System, Communal Entrance Hall, Lift, Floor To Ceiling Double Glazed Windows, Reception Room With Fully Fitted Modern Open Plan Kitchen & Access To Balcony, Bedroom One With En Suite Shower Room, Bedroom Two, Bathroom, Panoramic Views & Two Communal Roof Gardens, Secure Allocated Parking with Electric Charging Point.

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Exterior:



Open Plan Reception/Kitchen/Diner:



Entrance Hall:



Open Plan Reception/Kitchen/Diner:



Open Plan Reception/Kitchen/Diner:



Open Plan Reception/Kitchen/Diner:



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Kitchen:



En Suite Shower Shower Room:



Bedroom One:



Bedroom Two:



Bedroom One:



Bathroom:

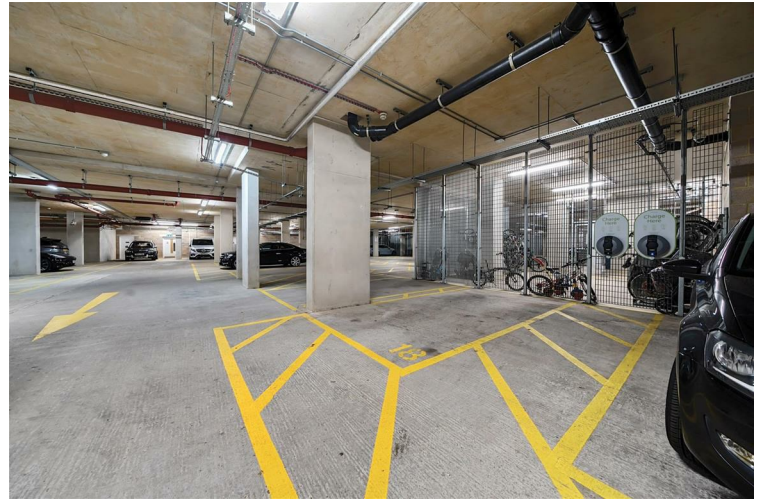


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Balcony:



Large Underground Parking Space:



Rooftop Garden:



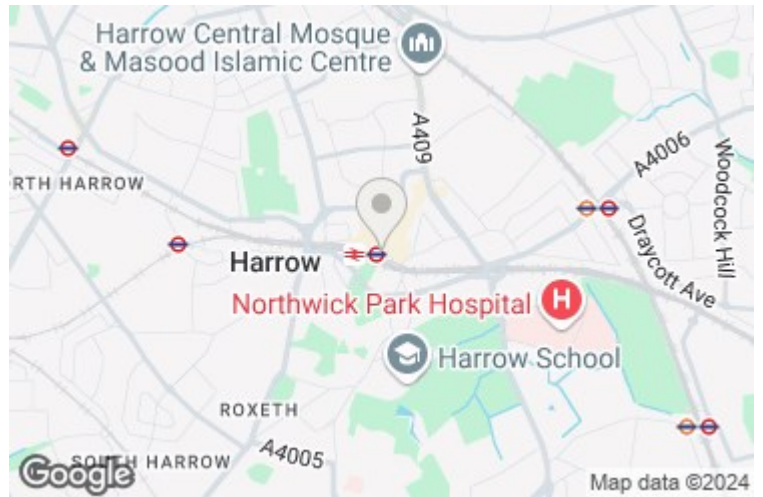
Tenure:

This is a leasehold property and the seller advises us that, to the best of their knowledge, There are approximately 974 years remaining on the lease and there is a service charge of approximately £4,000 plus £525 per annum Ground Rent Council Tax Band D which is currently £2286 per annum. As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

Rooftop Garden:



Perceval Square, College Road, Harrow, HA1

Approximate Area = 1010 sq ft / 93.8 sq m

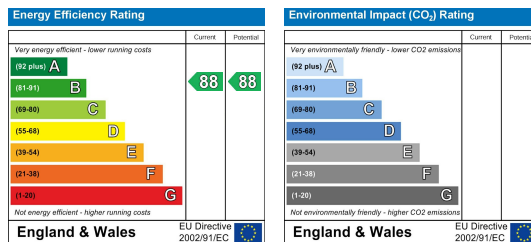
For identification only - Not to scale



TENTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Benjamin Stevens. REF: 1192960.



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