



## Collapit Close, Harrow

**£399,950 Leasehold**

Rawlinson Gold are delighted to offer for sale this two double bedroom, two bathroom ground floor apartment, conveniently located within a short walking distance of both North Harrow and West Harrow Metropolitan Line train stations, providing direct access into Central London.

The property features an open-plan living room and kitchen, a master bedroom with an en-suite bathroom, double glazed windows and a gas central heating system.

In addition to its excellent transport links, the apartment is close to a variety of local shopping and dining facilities, with Harrow's town centre nearby, offering a comprehensive selection of shopping, dining, leisure, and transport options.

This apartment would make an ideal purchase for a first-time buyer or an investment buyer looking for a property in a prime location with modern amenities.

EPC Rating: TBC  
Council Tax Band: D

- Ground Floor • Two Double Bedroom Apartment • Spacious Open-Plan Living/Kitchen Area • Family Bathroom • Master Bedroom With En-Suite • Double Glazed Windows • Gas Central Heating System • Residents Parking • Close to Met Line Trains



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### **FURTHER DETAILS**

Entry to Wisteria Court is by a secure entry-phone system and the accommodation is located on the ground floor, facing the communal garden to the rear. Internally the flat comprises a hallway, open-plan living / kitchen area, a family bathroom and two double bedrooms - one of which features a further en-suite shower room. To the outside of the block there is residents parking and a communal garden.

### **LEASE DETAILS**

The lease is 125 years from 29th September 2006. The service charge for the period of 1st June 2024 - 31st May 2025 is £1680.00. The ground rent is £295.00.

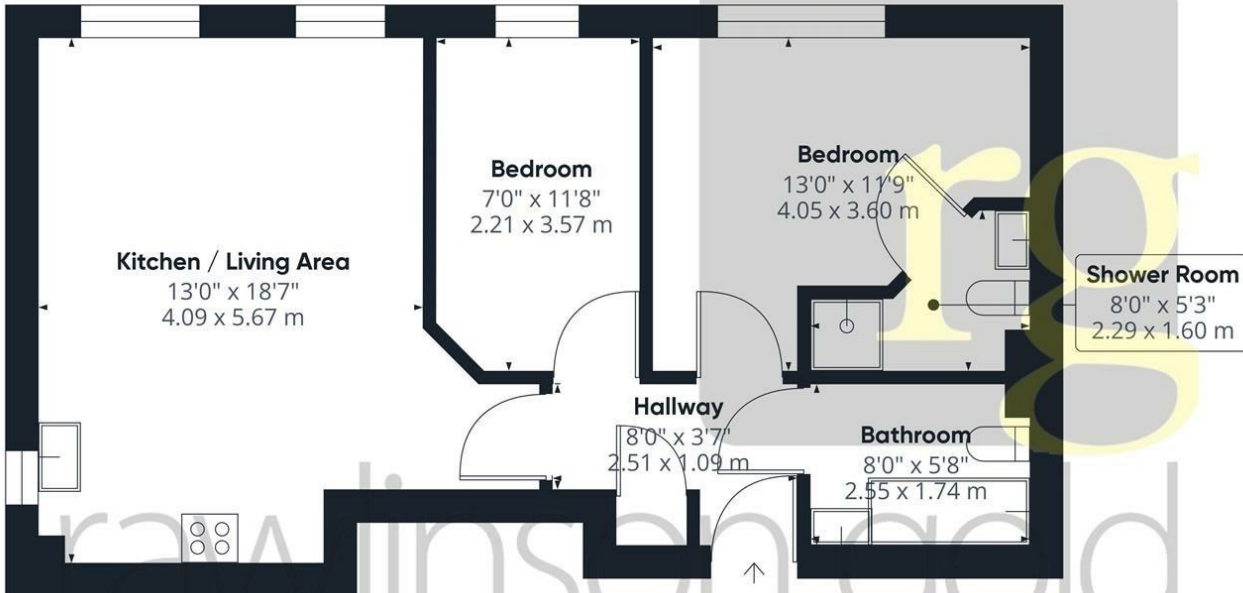
### **LOCATION**

Wisteria Court is located on Collapit Close which can be found just off of the Pinner Road in Harrow. This property is conveniently located within short walking distance of West and North Harrow's Metropolitan Line stations, offering direct access into Central London. In addition, a selection of local shopping and dining facilities can also be found nearby, as well as the shopping centre in Harrow Town Centre.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).





Approximate total area<sup>(1)</sup>  
 584.8 ft<sup>2</sup>  
 54.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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