



## Byron Court, Harrow, London

**£325,000 Leasehold**

This luxurious one bedroom apartment is located on the second floor of this fabulous development and is located within the heart of Harrow's bustling town centre. The accommodation comprises of an open plan living / dining area with a superb kitchen, which has contemporary styled units with matching worktops and features a full range of built in appliances. Additionally, the bedroom consists of built-in wardrobes, with a door leading out to the private balcony and the bathroom is luxuriously fitted with a white suite and chrome furniture. Further benefits include underfloor heating throughout the apartment and landscaped communal gardens.

To be sold with a 246 year lease and the balance of a 10 year NHBC Buildmark Insurance policy, this fabulous home is located within a few minutes walk of the Metropolitan and Chiltern Line train station at Harrow on the Hill which provides quick and easy access into London.

Harrow's vibrant town centre has excellent shopping, dining and leisure facilities, including a multi-screen cinema.

**EPC Rating: B**  
**Council Tax Band: C**

- Recently Built • Luxurious Apartment • Bedroom With Fitted Wardrobes • Open-Plan Living Area with Dining Area and Fabulous Fitted Kitchen • Contemporary Bathroom • Underfloor Heating • Lift Access • Town Centre Location • Close To Train Station • NHBC Buildmark Insurance Policy



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### **FURTHER DETAILS**

All floors within the development are accessed by way of a lift and stairs, entry is by the concierge/a secure Entryphone system and this flat is located on the second floor. Internally the flat comprises of a hallway, cupboard, large lounge with dining area, fabulous fitted kitchen, double bedroom, luxurious bathroom and private balcony. Further benefits include underfloor heating and landscaped communal gardens.

### **LOCATION**

Byron Court is fabulously located within Harrow's town centre. Here there is a comprehensive selection of shopping and leisure facilities including a multi screen cinema. Also within walking distance is Harrow on the Hill train station where both Metropolitan and Chiltern Line trains take you into Central London. Many bus routes also emanate from here, including the Superloop SL9 bus which takes you to Heathrow Airport.

### **LEASE DETAILS**

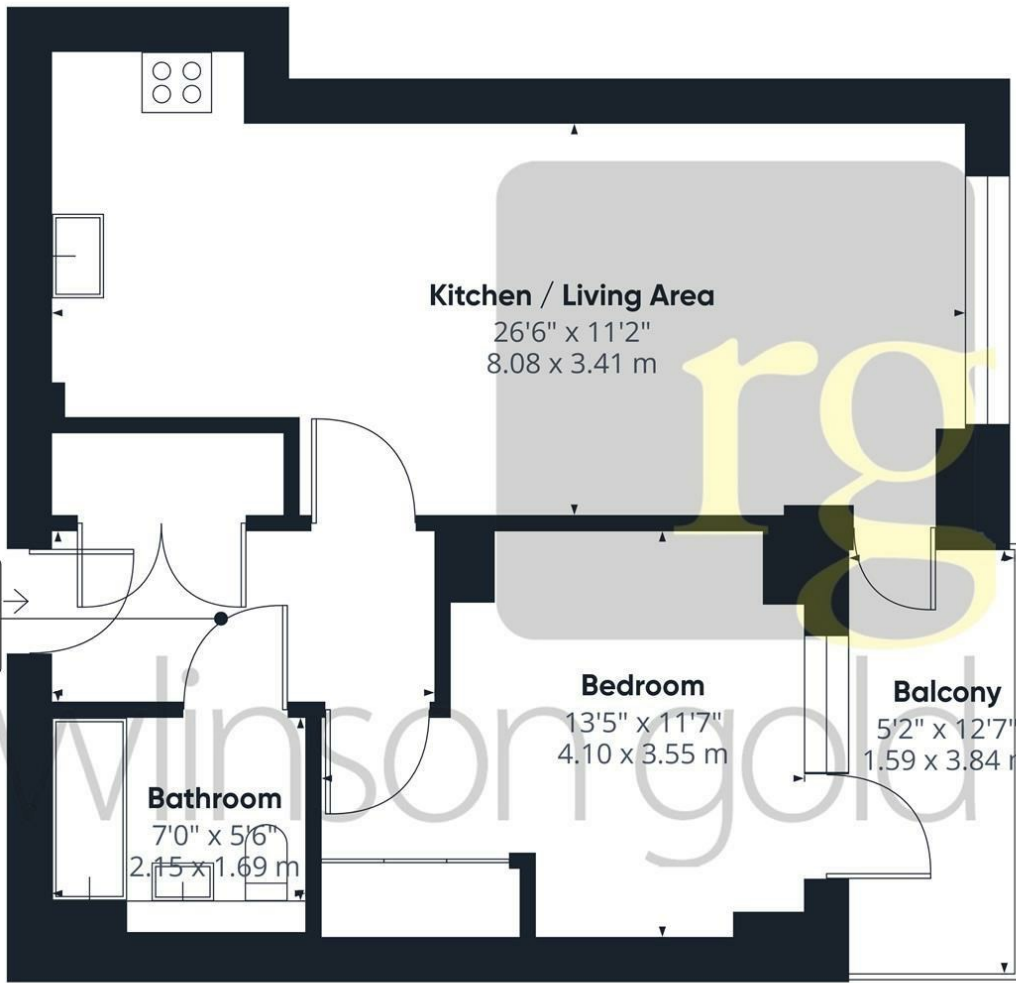
The lease is 250 years from 1st January 2020. The service charge is £1,658.64 per annum. There is no ground rent.

### **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>®</sup>**  
 545.93 ft<sup>2</sup>  
 50.72 m<sup>2</sup>

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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