



Queens House, Harrow

£250,000 Leasehold

Situated on the second floor of a well-maintained development, this stylish one-bedroom flat offers contemporary living in the vibrant heart of Harrow. The property features an open plan lounge area, a modern fitted kitchen with integrated appliances, and a sleek, fully tiled shower room. The double bedroom is bright and well-proportioned, offering a peaceful retreat from city life.

With excellent transport links via nearby Harrow-on-the-Hill Metropolitan and Chiltern Line train station, this home is ideal for commuters. Located moments from shops, cafés, restaurants, and other local amenities, this property presents a fantastic opportunity for first-time buyers or investors.

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

• One Bedroom Flat • Second Floor • Contemporary Styling • Open Plan Lounge • Modern Kitchen • Modern Shower Room • Lift Access • Long Lease • Town Centre Location • Close To Train Station



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FURTHER DETAILS

The flat is located on the second floor of this development. All floors have access by way of two lifts and stairs. Internally this property has a hallway which leads into the open plan kitchen/living area, bedroom and shower room.

LEASE/SERVICE CHARGE

The lease is 125 years (less 3 days) from and including 1 January 2019. The annual ground rent for the period 1st Jan 2025 to 31st December 2025 is £257.00. The service charge for the half year period 1st Jul 2025 to 31st Dec 2025 is £748.72

LOCATION

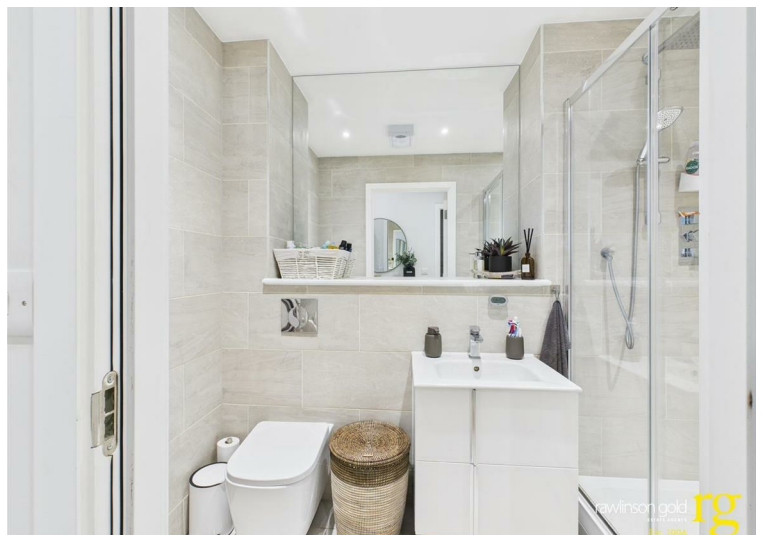
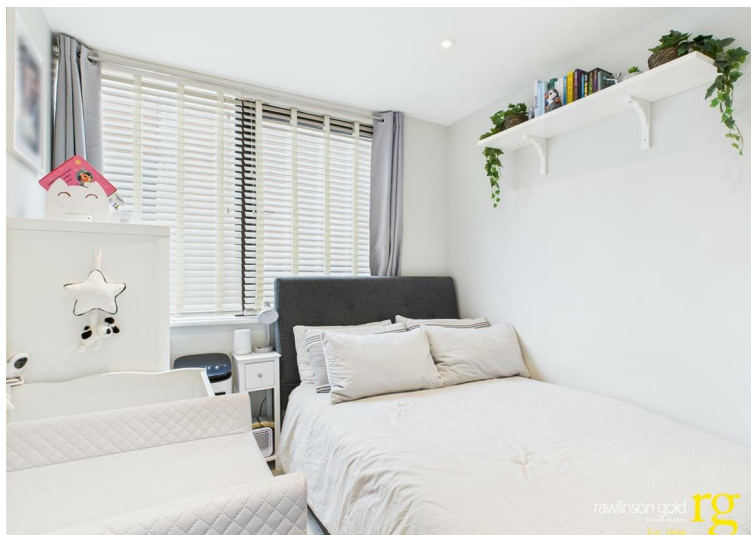
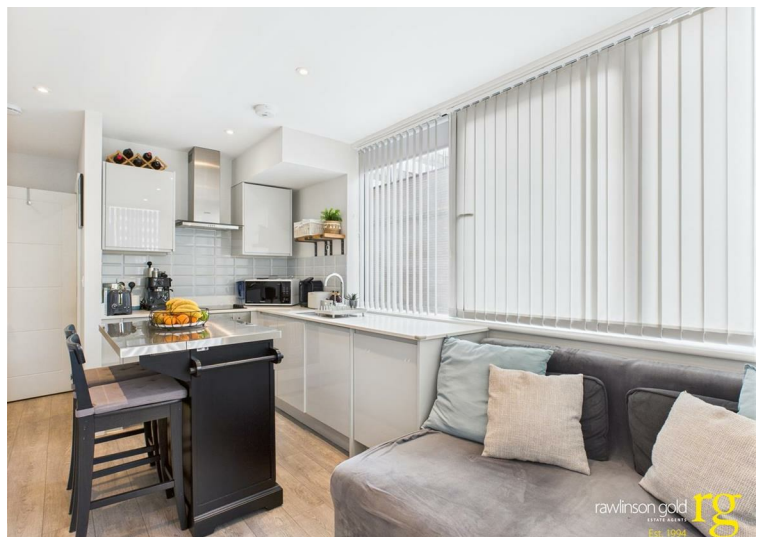
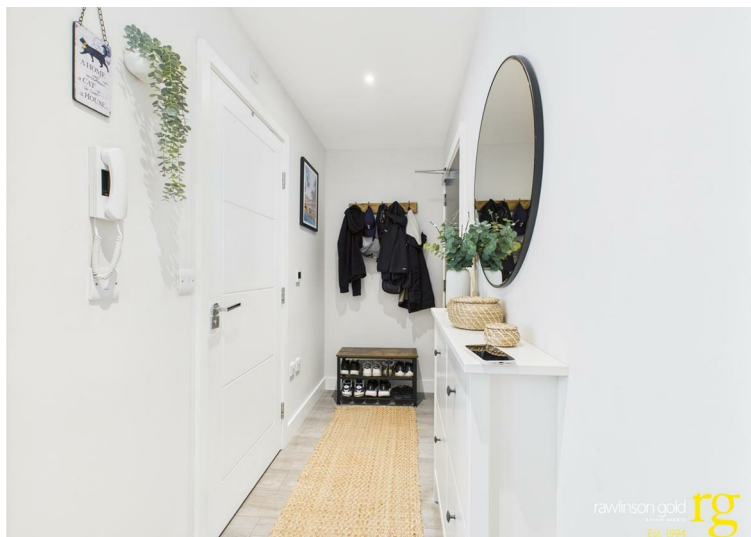
Queens House is fabulously located within Harrow's town centre. Here there is a comprehensive selection of shopping and leisure facilities including a multi screen cinema. Also within walking distance is Harrow on the Hill train station where both Metropolitan and Chiltern Line trains take you into Central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

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

FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.



Utility Room

3'5" x 5'11"
1.04 x 1.83 m

Hallway

3'11" x 11'11"
1.20 x 3.65 m

Kitchen / Living Area

16'4" x 9'3"
4.99 x 2.83 m

Bedroom

10'5" x 8'6"
3.19 x 2.60 m

Bathroom

3'11" x 8'5"
1.20 x 2.58 m

Approximate total area^m

343 ft²

32 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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