



Godfrey House, Edinburgh Gate, Harlow

Asking Price £365,000

 2  2  1  B

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.

The property benefits from convenient access to local shops, everyday amenities, and nearby cafés. Harlow Town Centre being only a short distance away, offering a wider range of retail and dining options. Excellent transport links are close by, including Harlow Town and Harlow Mill stations for direct routes into London, while frequent bus services connect easily across the town. The area is also well-served by green spaces, with nearby parks, walking routes, and riverside paths providing a peaceful escape for weekend strolls.

**** Under the Estate Agency Act 1979, Section 21, Disclosure of interest, the Vendor of this property is associated with Millers Estate Agents ****





Open Plan Kitchen/Living Room

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

Balcony One

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

Bedroom One

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

En-suite (max)

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

Balcony Two

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

Bedroom Two

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

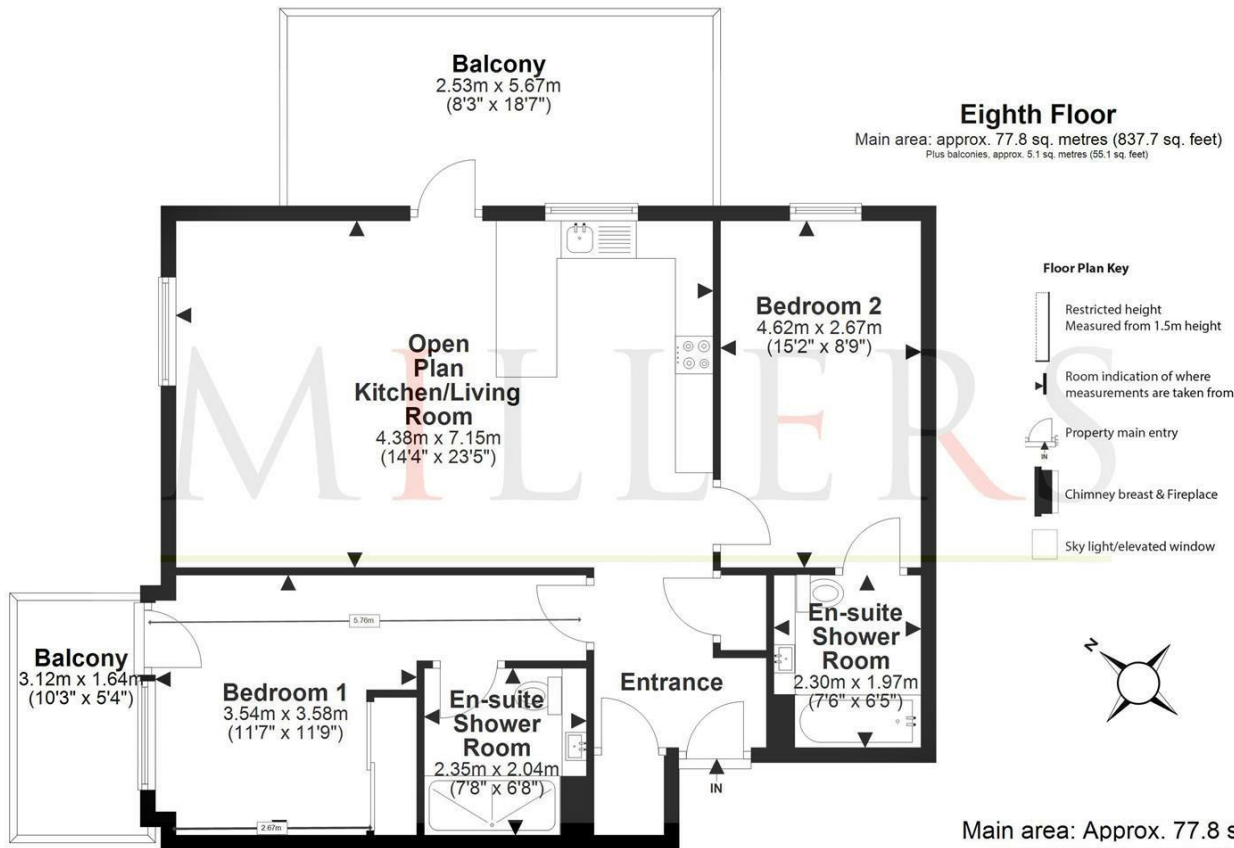
En-suite (max)

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

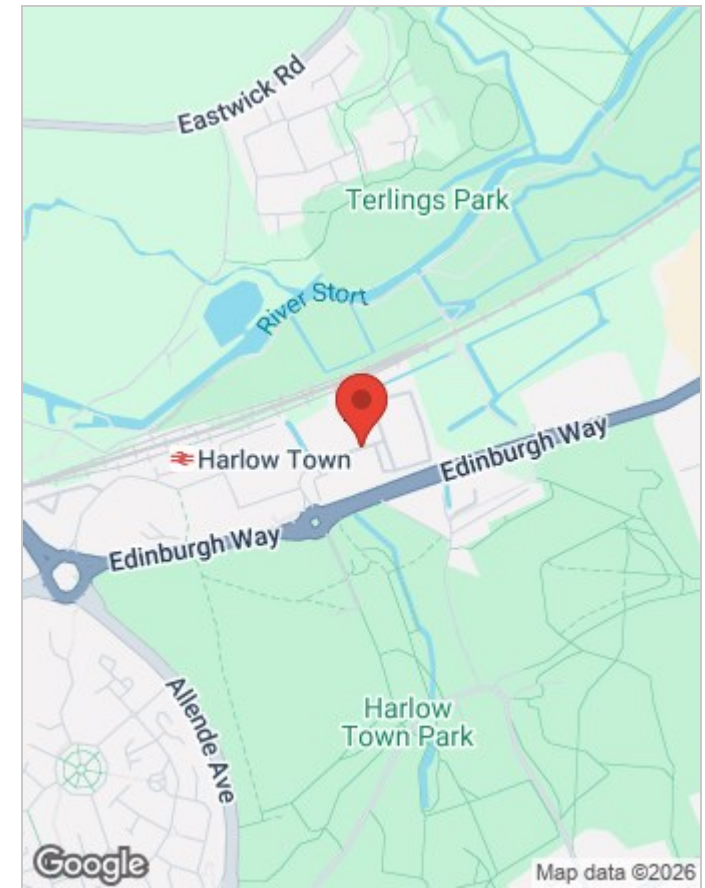
EXTERIOR

Allocated Parking Space





Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	84	84
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.