

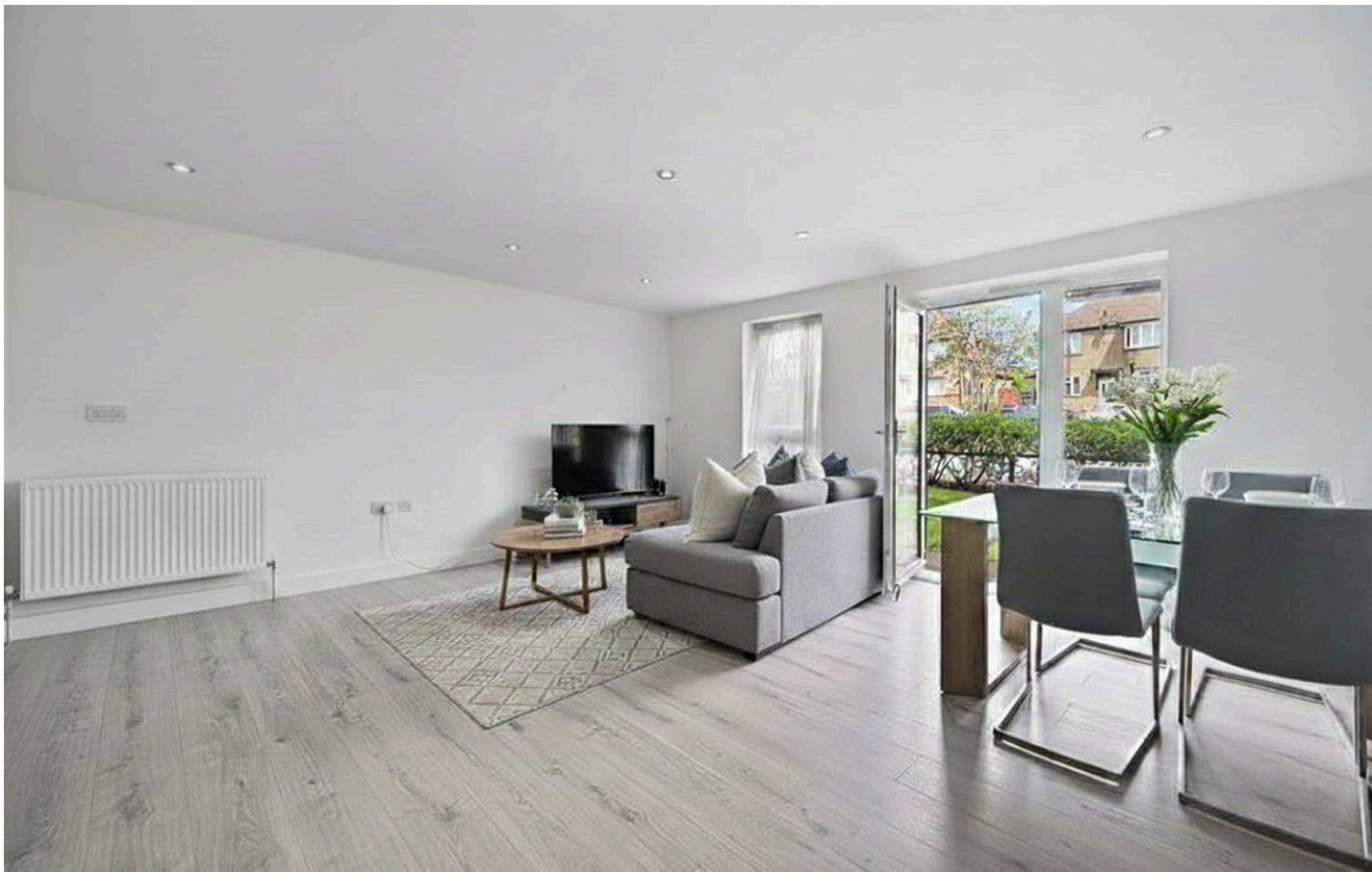


## Harrow View, Harrow – HA2 6QQ

Offers in Region of £365,000 | Leasehold



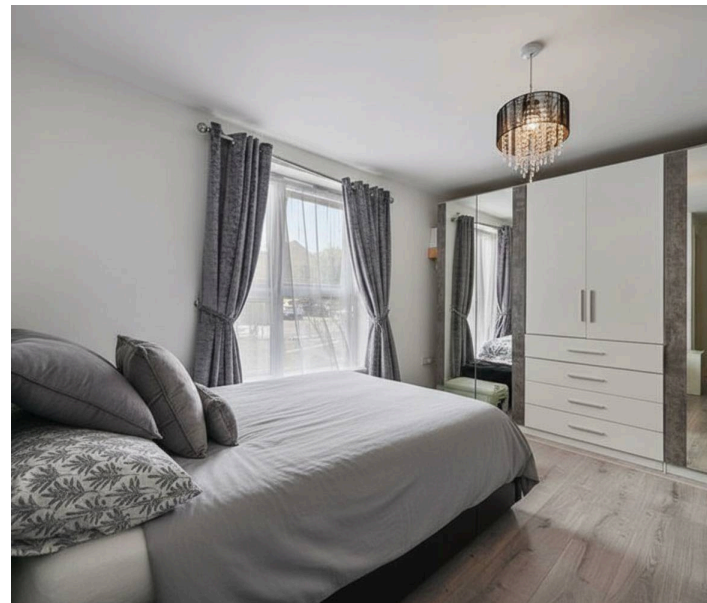
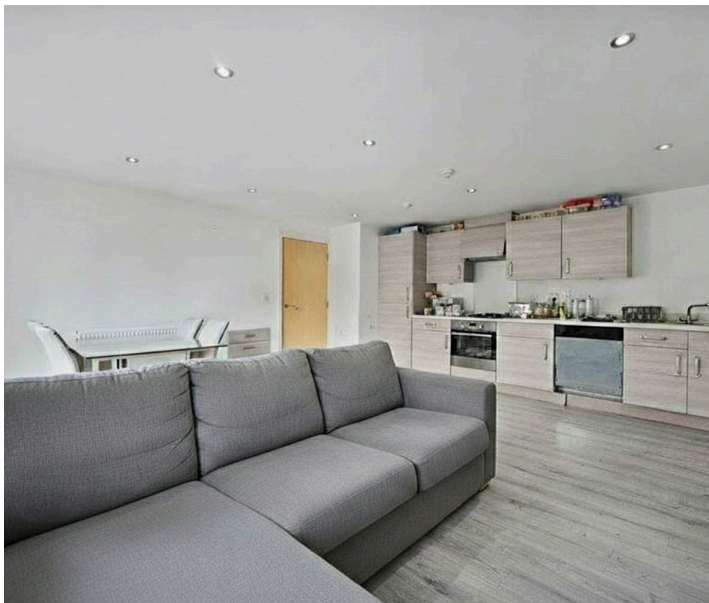
**LAWRENCE RAND**



## Key Features and Description

- Two Bedroom, Two Bathroom Ground Floor Flat
- Open Plan Lounge & Kitchen
- Chain Free Sale
- Allocated Parking
- EPC Rating D & Council Tax Band D

Lawrence Rand are delighted to introduce this spacious and well-designed two-bedroom, two-bathroom ground floor apartment, offered to the market with no onward chain. Ideally located along Harrow View, the property is perfectly placed for easy access to local shops, reputable schools and excellent transport links, making it a fantastic option for first-time buyers, investors or those seeking comfortable, step-free living. The apartment features a bright and inviting open-plan reception room and kitchen, complete with fitted appliances, creating a practical and sociable space for everyday living. There are two generous bedrooms, including a principal bedroom with its own private en-suite shower room, alongside a separate modern family bathroom. The property also presents an opportunity for light cosmetic enhancement, allowing buyers to add their own personal touch. Residents benefit from well-maintained communal gardens and superb connectivity to Harrow & Wealdstone station, local bus routes and a wide range of nearby amenities.



**Presented with care by Lawrence Rand—helping you find the place you'll love to call home.**



### **Nearest Station**

Headstone Lane Station 0.6 miles

Harrow & Wealdstone Station 0.6 miles

North Harrow Station 0.9 miles

### **Verified Information:**

Council Tax band: D

Tenure: Leasehold

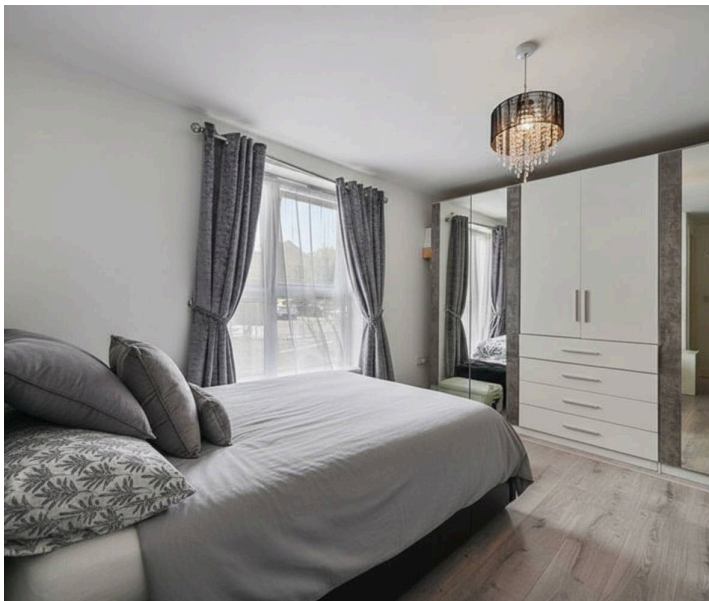
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

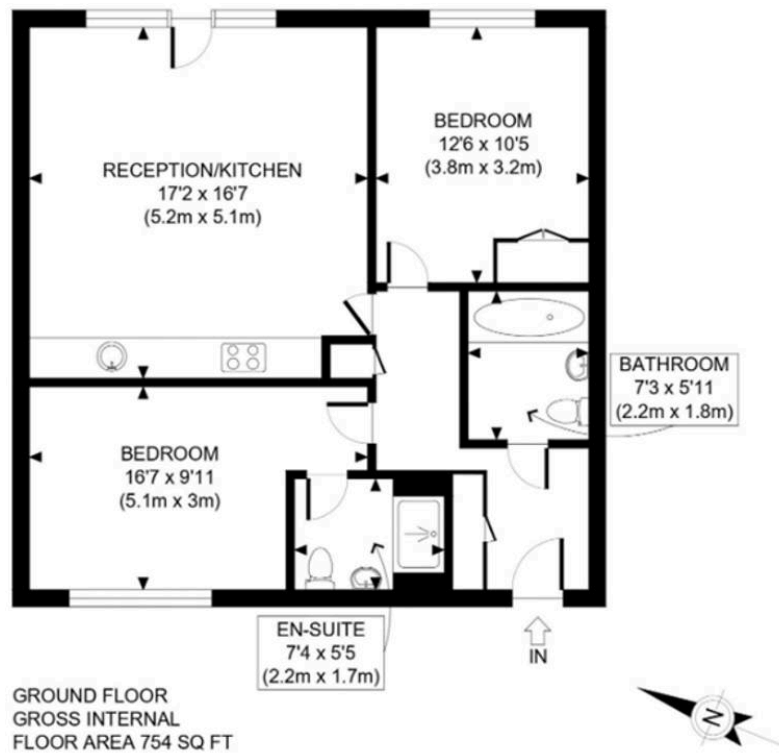
Lease Remaining: 992 Years

Ground rent £250 pa

Service charge £2000 pa



Harrow View is well placed for everyday essentials, with a variety of local shops, cafés, supermarkets and eateries all nearby. The property is also close to a selection of well-regarded schools, catering to families of all ages. For leisure and green space, the area is served by numerous parks and open areas, while Harrow Town Centre, with its extensive shopping facilities, restaurants and cinema, is only a short distance away. Altogether, this is a highly desirable location offering convenience, connectivity and a welcoming community feel.



APPROX. GROSS INTERNAL FLOOR AREA: 754 SQ FT/ 70 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## Lawrence Rand

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