



TO LET

College Road, Harrow, HA1

£485,000



- Large two bedroom apartment of approximately 864 sq ft
- Large Private Balcony
- Concierge
- Newly formed Right to Manage company for greater service charge accountability and transparency
- Underfloor Heating
- Close to Public Transport
- Communal Roof Gardens

THE PROPERTY

Occupying a bright dual aspect position within Hartley Apartments, this large two bedroom home extends to approximately 864 sq ft and is defined by light, volume and far reaching views towards Harrow on the Hill. A newly formed Right to Manage company is also in place, intended to bring greater accountability and transparency to service charge management and the managing agent.

The apartment has a calm, considered quality, enhanced by floor to ceiling glazing and a strong connection to the outside. It has been decorated to a high standard, with attractive Neville Johnson bookshelves throughout, Thomas Sanderson shutters in all rooms, high specification wood flooring and the highest specification kitchen available from the developer at the time.

The principal living space is arranged as an open plan kitchen, dining and sitting room, framed by expansive glazing that draws in sunlight throughout the day. Doors open onto a substantial south facing balcony, offering open views and ample space for seating. This sheltered outdoor space forms a natural extension of the interior.

The kitchen is fully fitted with integrated appliances and streamlined cabinetry, set within the wider living space for ease of use and sociability. Underfloor heating runs throughout the apartment, reinforcing the sense of comfort and quiet refinement.

Both bedrooms are well proportioned doubles, thoughtfully arranged for privacy and flexibility. The bathroom is unusually generous, finished with both a bath and separate shower, and detailed in a restrained, contemporary style.

Hartley Apartments is positioned a short walk from Harrow on the Hill station, providing Metropolitan Line and National Rail services, with London Marylebone reached in approximately 14 minutes. The town centre lies close by, offering a broad selection of shops, cafés and restaurants, making this a well connected and convenient setting.



SITUATION

Directions

The Old Fire Station 90 High Street, Harrow-on-the-Hill, Middlesex, HA1 3LP
 Tel: 020 8864 8844 Email: info@woodward.co.uk <https://www.woodward.co.uk>