

Connells

Marlborough Hill
Harrow

Marlborough Hill
Harrow HA1 1TY

for sale
£350,000







Property Description

Connells are delighted to present this beautifully converted two-bedroom flat situated on the sought-after Marlborough Hill in Harrow.

This charming home offers a perfect blend of modern living and period character, ideal for professionals, couples, or small families.

The property boasts a spacious reception room, providing an inviting space for relaxation and entertaining. The fully fitted kitchen comes complete with storage units and work surfaces designed for convenience and style. There are two well-proportioned bedrooms, offering comfortable accommodation, and a modern family bathroom.

Located in a desirable residential area, Marlborough Hill benefits from excellent transport links, including Harrow-on-the-Hill station, and is close to local amenities, schools, and green spaces. This property is offered with a long lease and represents an excellent opportunity for buyers seeking a stylish home in a prime location.

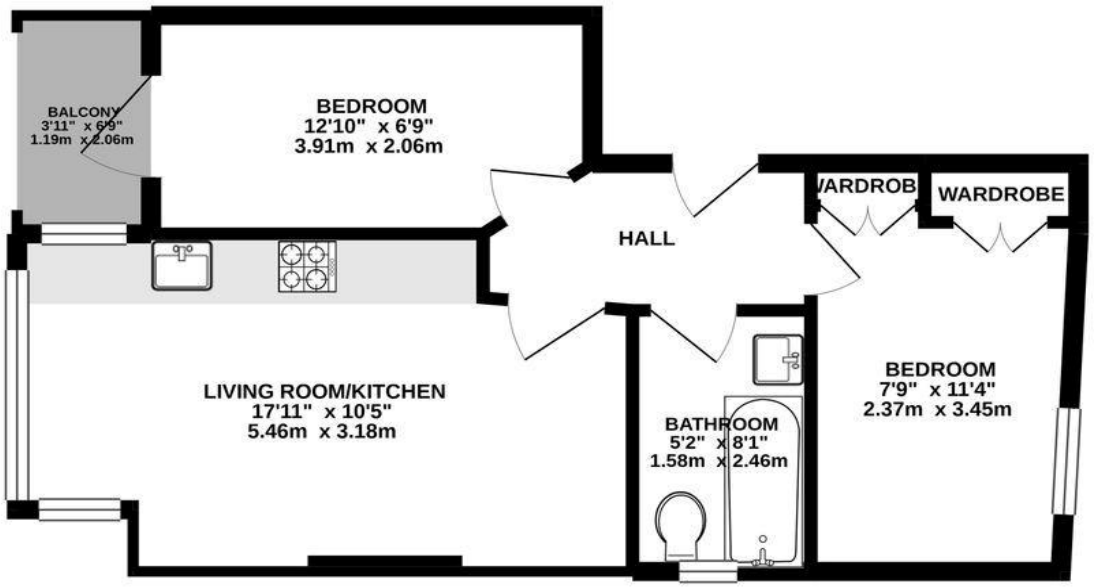
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





FIRST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: C

Service Charge: 1610.00

Ground Rent: 306.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312622

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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