



**Connells**

Bruce House Sovereign Place  
Harrow



### Property Description

Connells are delighted to present this charming one-bedroom ground floor flat located in the sought-after Bruce House, Sovereign Place, Harrow.

This well-presented property offers a spacious reception room, perfect for relaxing or entertaining guests. The fully fitted kitchen comes equipped with modern appliances, providing everything you need for convenient living. The flat also features a bright bathroom and a comfortable bedroom designed for restful nights.

Residents will benefit from parking on a first-come, first-served basis, ensuring ease of access for vehicles. A standout feature of this home is the private terrace, ideal for enjoying outdoor space in a peaceful setting.

Situated in a prime location, Bruce House offers excellent transport links, local amenities, and a vibrant community atmosphere, making it an ideal choice for professionals, couples, or investors.







Total floor area 47.8 m<sup>2</sup> (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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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: D

Service Charge:  
1908.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311864](http://connells.co.uk/Property/HRW311864)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Dec 2001. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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