



*ESTATE & LETTINGS AGENTS*

## Gibbs Couch, Carpenders Park, WD19



**FOR SALE £274,950 Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Major Estates are delighted to present this exceptional one-bedroom apartment, set within the sought-after Gibbs Couch development in Carpenders Park.

Positioned on the second floor, this stylish home offers bright, contemporary living with a spacious open-plan lounge and dining area flowing seamlessly into a modern fitted kitchen with integrated appliances—perfect for entertaining or relaxing in comfort.

The impressive double bedroom features a generous walk-in wardrobe, providing excellent storage and a touch of luxury, while the sleek Jack & Jill bathroom benefits from underfloor heating and convenient access from both the bedroom and hallway.

Further highlights include allocated parking, secure entry, an electric boiler, well-maintained communal gardens, and the added reassurance of an NHBC warranty valid until 2027.

Ideally located just moments from Carpenders Park Station, local amenities, and green open spaces, this apartment combines modern convenience with excellent commuter links, making it an ideal purchase for first-time buyers, professionals, or investors alike.

Offered with 116 years remaining on the lease and no onward chain, this is a fantastic opportunity to secure a stylish, low-maintenance home in a highly desirable location.

**Early viewing is strongly recommended.**

#### **Additional Information**

- Leasehold – 116 years remaining
- Ground Rent: £150.00 per annum
- Service Charge: £1,393.00 per annum
- Council Tax Band C
- EPC Rating D

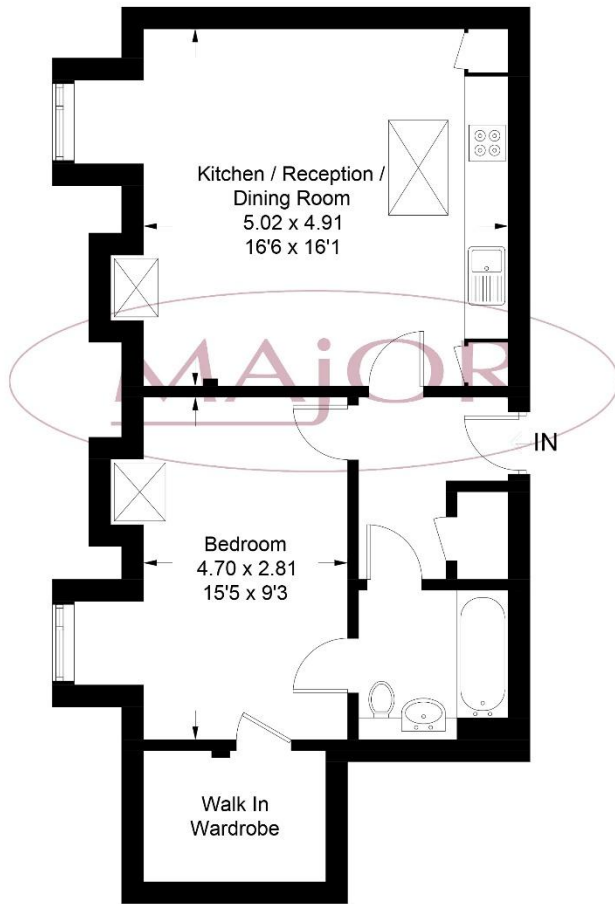


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## Floor Plan



## Second Floor

Approximate Gross Internal Area = 56.7 sq m / 610 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308179)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

## **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

