



Sheepcote Road, Harrow

£400,000 Leasehold

Located within the heart of Harrow's vibrant town centre is this lovely two bedroom top floor apartment that comes with a private balcony, an allocated parking space and further visitors parking spaces. To be sold with no upper chain, this bright flat is presented for sale in good order and would make an ideal first home.

**EPC Rating: C
Council Tax Band: E**

- Third Floor Flat • Town Centre Location • Lift Access • Balcony • Allocated Paking • Long Lease • No Upper Chain



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FURTHER DETAILS

All floors are accessed by way of a lift. Number 38 is located on the third floor. Inside the flat comprises of an entrance hall, lounge with access to the balcony, a modern kitchen, two bedrooms and a modern bathroom. Outside there is residents and visitors parking, with this flat having an allocated space.

LOCATION

Nightingale Court is located on Sheepcote Road. This is a short walk from Harrow on the Hill Metropolitan and Chiltern Line train station, and also Kenton Bakerloo and Lioness Line Station. Close by is Harrow High School and also within walking distance is Northwick Park Hospital and several supermarkets including Tesco and Morrisons.

LEASE/SERVICE CHARGE

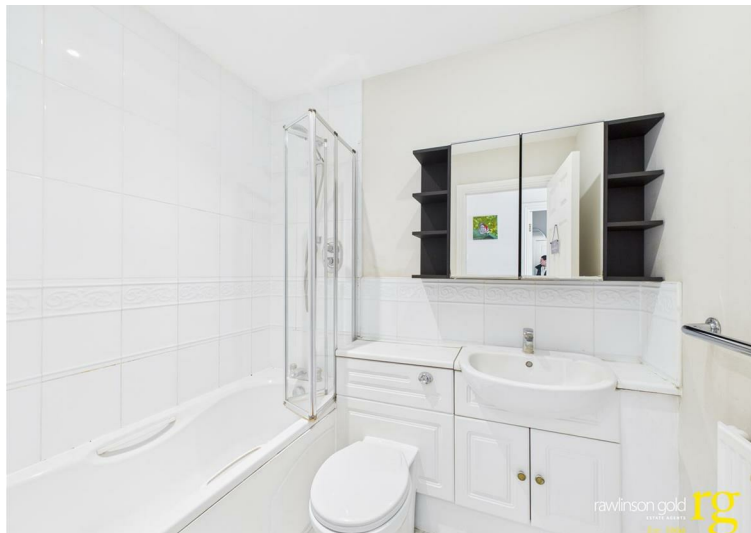
The lease is 189 years from the 1st January 1999. The ground rent is £100. The current service charge for the period 01/01/2025 to 31/12/2025 is £2754.10. The reserve fund charge for the same period is £1153.85.

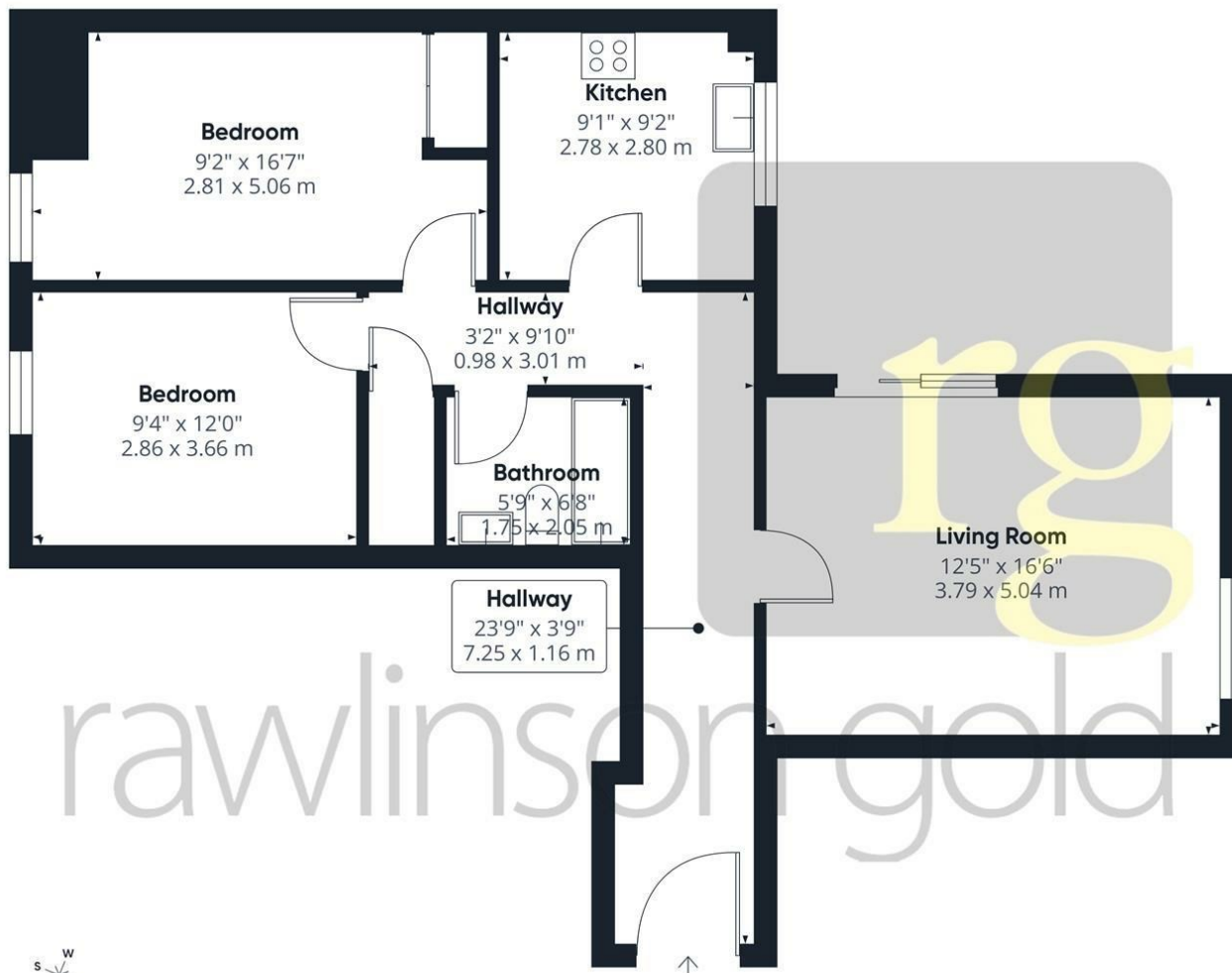
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.

FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Approximate total area^m
734 ft²
68.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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