





Property Description

Connells are delighted to offer this beautifully presented two bedroom, two bathroom apartment, situated within the desirable Times Court development on Guardian Avenue.

This impressive property offers generous living accommodation, modern interiors and the added benefit of being offered chain free, making it an ideal purchase for first-time buyers, downsizers or investors.

The apartment features a spacious and bright reception room, providing ample space for both relaxation and dining. Large windows and direct access to the private balcony create a light-filled and inviting atmosphere, perfect for entertaining or unwinding after a long day.

The fully fitted kitchen is well-equipped with a range of contemporary units, integrated appliances and ample worktop space, offering both functionality and style.

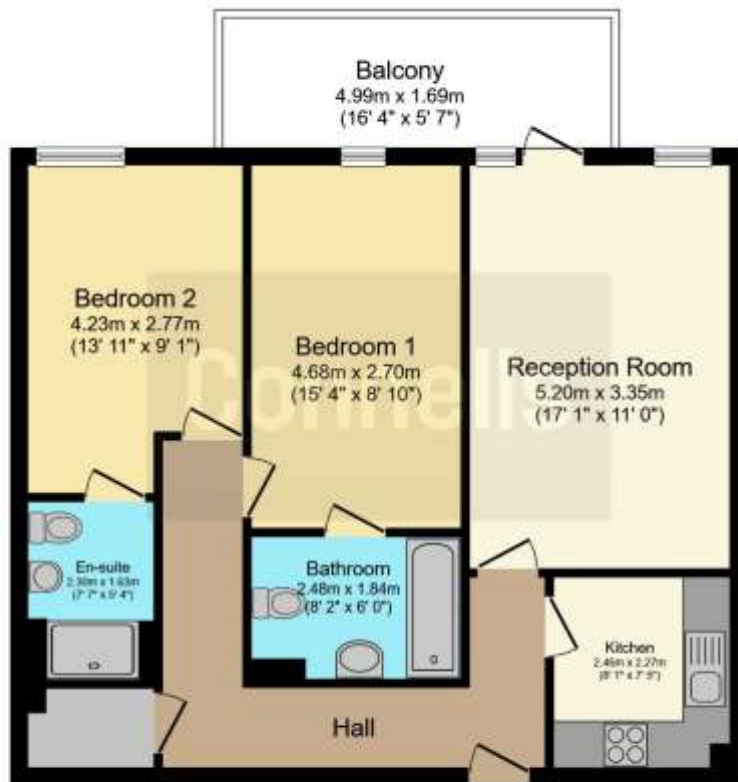
The property boasts two well-sized bedrooms, including a principal bedroom with an en-suite shower room, and a further modern family bathroom, both finished to a high standard.

Located in the sought-after Times Court development, the property benefits from well-maintained communal areas and excellent access to local transport links, shopping facilities and amenities. Guardian Avenue offers a peaceful residential setting while remaining close to key routes into central London.

With spacious interiors, two bathrooms, and the advantage of being chain free, this superb apartment is not one to be missed.

Early viewing is strongly recommended.





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.focalagent.com



To view this property please contact Connells on

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182 Station Road
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EPC Rating: B Council Tax
 Band: D

Service Charge:
 2600.00

Ground Rent:
 490.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312706

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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