



**Harewood Terrace, Norwood Green, UB2 4JN**  
**Guide Price £225,000**

**DBK**  
ESTATE AGENTS



## **Harewood Terrace, Norwood Green, UB2 4JN**

### **Guide Price £225,000**

This modern and recently refurbished ground floor apartment offers stylish and comfortable living in a well-maintained setting.

The property features one generously sized bedroom, a bright reception room, and a chic family bathroom with WC. The sleek kitchen has been thoughtfully designed with contemporary finishes, while access to communal gardens provides a peaceful outdoor retreat. Additional benefits include two permits for residents parking, a secure entry system, and a long lease of approximately 981 years.

Sited within walking distance to the Grand Union Canal and excellent nearby transport links such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 and A40 can be found within close proximity. Reputable schools such as Khalsa Primary School, Norwood Green Junior School and Featherstone High School can all be found within a short walk.



## Key Features

- **Modern + Recently Refurbished Throughout**
- **Ground Floor Apartment**
  - One Bedroom
  - Reception Room
  - Stylish Kitchen
- **Chic Family Bathroom/ WC**
  - Communal Gardens
- **Two Permits for Residents Parking**
  - Secure Entry System
- **981 Years Lease + Share of Freehold**



### LEASE

981 Years Lease

### SERVICE CHARGE

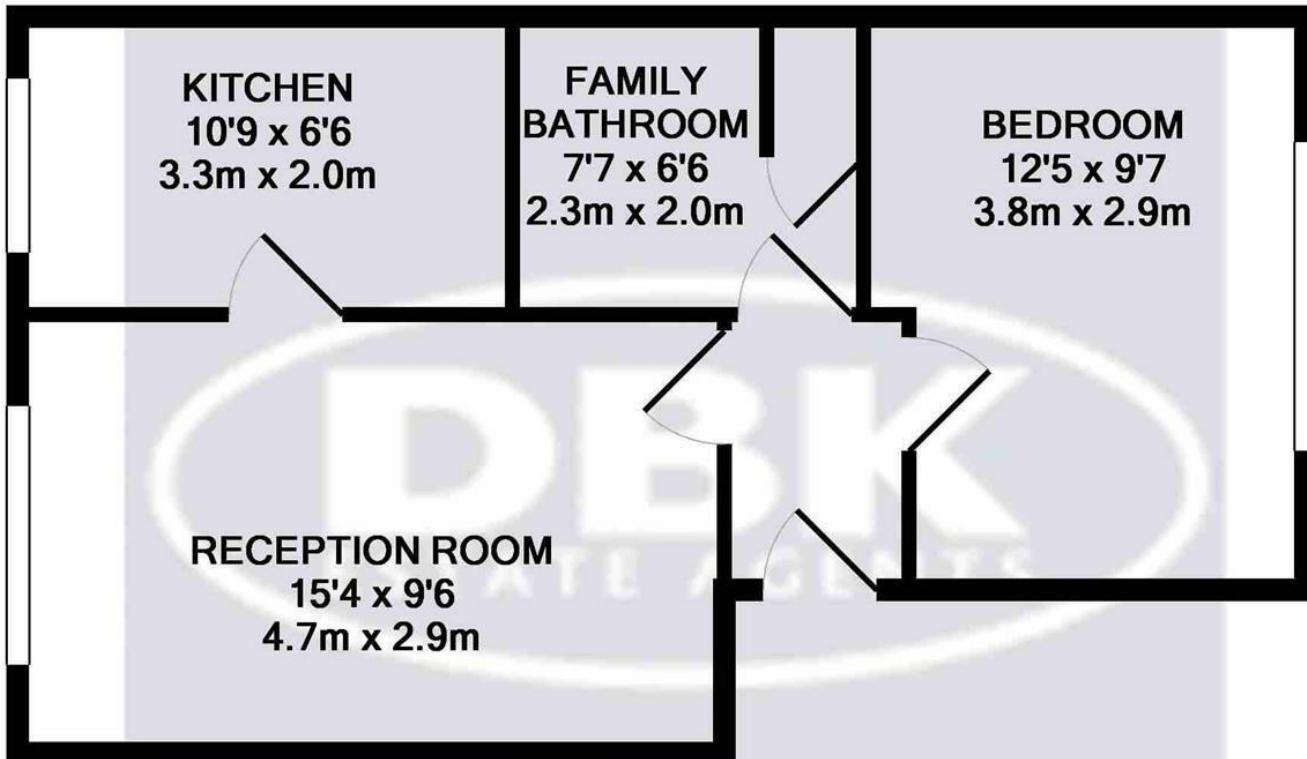
£1,504.00 per annum

### GROUND RENT

NIL (Share of Freehold)

### Parking

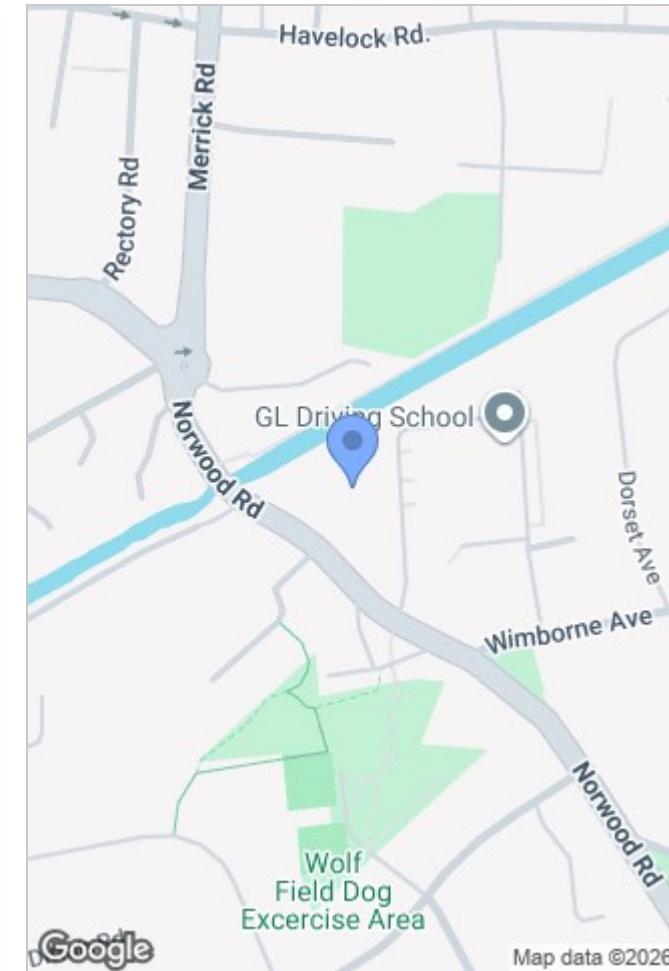
Two permits provided



TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			