



**Warwick Court Princes Drive, Harrow, HA1 4UB**

**In Excess of £300,000 | Leasehold**



**LAWRENCE RAND**





## Key Features & Description:

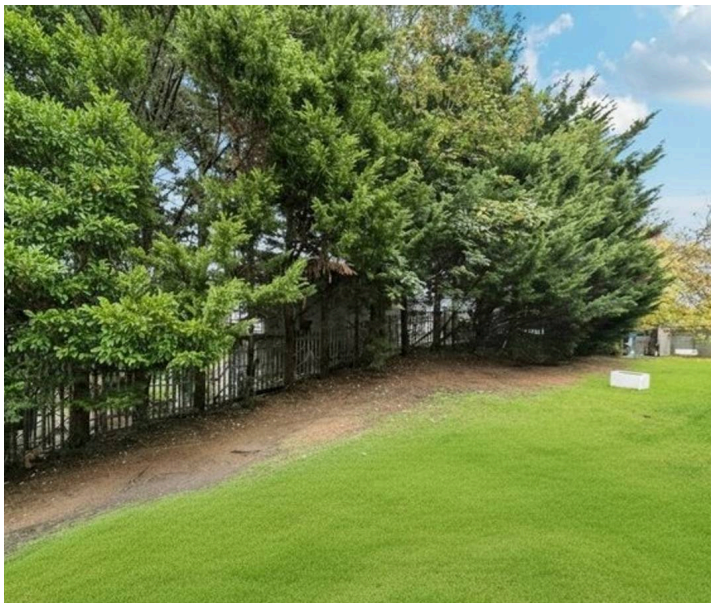
- Stylish and spacious two-bedroom flat in a sought after residential area
- Bright open plan living area with large windows and natural light
- Modern fitted kitchen & bathroom
- Primary bedroom with en-suite for added privacy and comfort

Two bedroom flat that perfectly captures the essence of modern urban living. Situated in a highly desirable residential area, this beautifully presented home offers a harmonious blend of style, comfort, and everyday convenience. Upon entry, a welcoming foyer leads into a spacious open plan living area, where large windows fill the room with natural light, creating a bright and inviting atmosphere ideal for both relaxation and entertaining. Laminate flooring throughout and neutral décor provide a contemporary backdrop suited to any interior style.

The modern fitted kitchen is a standout feature, boasting high end stainless steel appliances, generous worktop space, and stylish cabinetry a perfect setting for both casual cooking and hosting dinner guests. The primary bedroom offers a peaceful retreat with generous proportions and a private en suite bathroom. The second bedroom provides excellent versatility, ideal as a guest room, home office, or children's bedroom. A contemporary family bathroom with quality fittings adds to the home's comfort and convenience. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**







### **Nearest Stations:**

Harrow & Wealdstone (Rail & Underground) – 0.2 miles provides National Rail services, London Underground (Bakerloo) and London Overground connections

Headstone Lane (Overground) – 0.95 miles: National Rail services on the Watford line.

Harrow-on-the-Hill (Tube & Rail) – 0.96 miles:

### **Verified Material Information:**

Energy Performance rating: D

Council tax band: C, Local Authority: London Borough of Harrow

Service charge and ground rent: £2447 per year

Length of lease: 145 years

### **Suppliers:**

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains Heating: Gas central heating

### **Broadband & mobile coverage:**

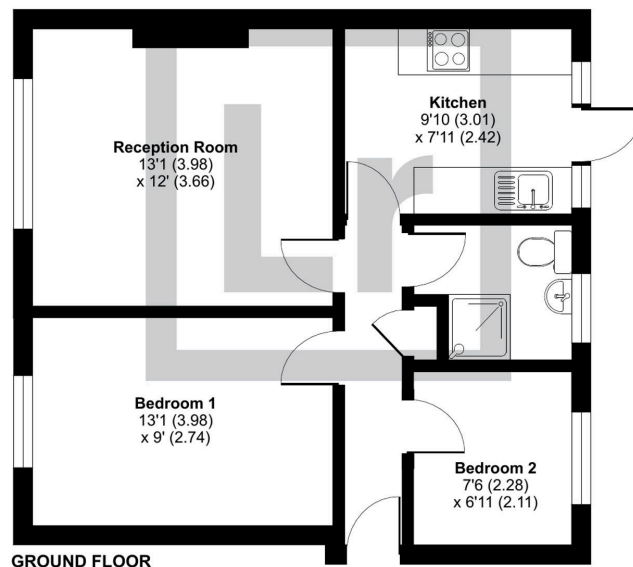
Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE Excellent



## Warwick Court, Princes Drive, Harrow, HA1

Approximate Area = 510 sq ft / 47.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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