



  
**Andrew Pearce**  
PINNER

GAYTON ROAD, HARROW, HA1 2DL

£470,000





**A modern & stylish two bedroom, two bathroom apartment with a private balcony, set within a contemporary development in Harrow town centre.**

This modern apartment, located on the second floor, offers a practical and comfortable living space. It features two generous double bedrooms, with the master bedroom benefiting from its own ensuite with shower. There's also a separate bathroom for the second bedroom and guests. The open-plan living area creates a spacious feel, but can be divided into separate living & dining area, should you wish. The apartment also benefits from a private balcony, offering a peaceful spot to enjoy some fresh air.

It's just a short walk to Harrow on the Hill Station serving Metropolitan Line & Chiltern Railway, providing easy access into and out of London for those who commute. Residents can also enjoy a well-kept communal courtyard, lifts to all floors, and a secure entry phone system ensures peace of mind.

This apartment is well-suited for those looking for a comfortable home with modern features in a highly convenient location.

**Leasehold – 241 years**

**Service Charge - £1996pa**

**Ground Rent - £414pa**

**Council Tax band E - £2794.40**

**EPC Rating - B**

SECOND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.





