





### Property Description

Connells are delighted to present this well-maintained third floor one-bedroom apartment, offered to the market with no upper chain, making it an excellent opportunity for first-time buyers or investors alike.

The property boasts a sizeable and bright reception room, ideal for both relaxing and entertaining. The well-appointed fitted kitchen offers ample storage and workspace, while the accommodation is completed by a generously sized double bedroom and a modern bathroom.

Situated in the heart of Harrow, this apartment benefits from a highly convenient location. Harrow-on-the-Hill Underground and Bus Station (Metropolitan Line) is within easy walking distance, providing swift and direct access into Central London, while the vibrant Harrow Shopping Centre offers a wide selection of shops, cafes, restaurants, and everyday amenities right on your doorstep.

College Road is ideally positioned for those seeking town-centre living with excellent transport links, leisure facilities, and green spaces such as Harrow-on-the-Hill village and local parks nearby making the area to be popular with professionals and tenants, underlining the property's strong investment potential.

For more information or to arrange a viewing, please contact Connells today.

electric oven, gas hob, extractor hood, wall mounted boiler, integrated fridge/freezer, washing machine, radiator.

### Bedroom One

Window to rear aspect, radiator.

### Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, skylight.

### Entrance Hall

Front door, phone entry point, radiator.

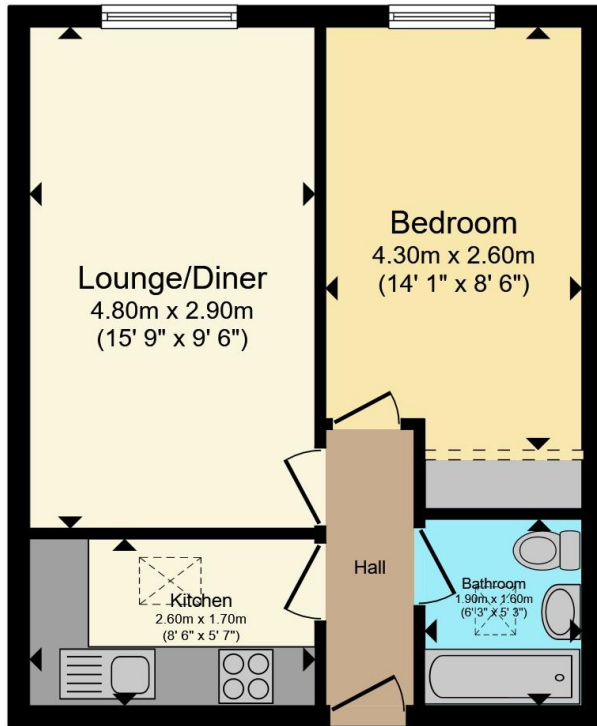
### Living Room

Window to the rear, television point, telephone point, radiator.

### Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, skylight, sink with drainer,





Total floor area 38.7 m<sup>2</sup> (416 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: C Council Tax Band: C

Service Charge: 2100.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312875](http://connells.co.uk/Property/HRW312875)**

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.

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