



**Connells**

Kensington Heights 13-25 Sheepcote Road  
Harrow



Kensington Heights 13-25 Sheepcote Road  
Harrow HA1 2LW

for sale offers in excess of  
**£350,000**



### Property Description

Connells are proud to present this beautifully maintained two-bedroom ground floor flat, located within the highly sought-after Kensington Heights gated development in Harrow.

Offering spacious and modern living throughout, this property is perfect for first-time buyers, downsizers, or investors looking for a well-connected and stylish home.

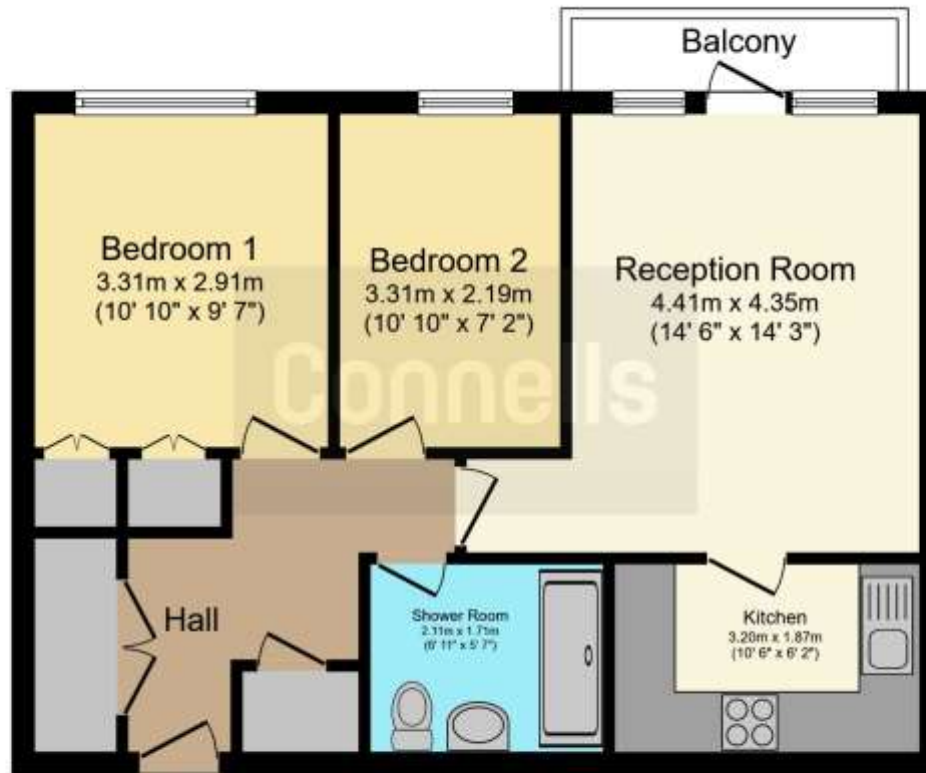
The property boasts a generously sized reception room, ideal for both relaxing and entertaining, with ample natural light enhancing the sense of space and comfort. The newly fitted Howdens kitchen with integrated appliances provides a practical and attractive cooking environment.

There are two well-proportioned bedrooms, each offering comfortable accommodation. The property also features excellent storage, including a large fitted wardrobe in the master bedroom. The modern, newly fitted shower room is finished to a high standard, featuring a contemporary suite with a large walk-in shower, wash basin, and WC.

Further benefits include an allocated parking space, access to shared visitor parking bays, a secure entry system, and well-maintained communal gardens, with a friendly and active residents group.

Quick access to Central London, conveniently located just a 6-minute walk from both Harrow-on-the-Hill station (Met Line & National Rail) and Kenton station (Bakerloo & Overground). Harrow & Wealdstone station is also only a 12-minute walk away. The property is a short walk from Harrow town centre and St Ann's and St George's.





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](http://www.focalagent.com)

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: E

Service Charge:  
1448.87

Ground Rent:  
140.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312177](http://connells.co.uk/Property/HRW312177)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1997. Should you require 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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Property Ref: HRW312177 - 0004

