



**Sheepcote Road, Harrow**

**£399,000 Leasehold**

**A well-presented two-bedroom, ground-floor purpose-built flat ideally located in the heart of Harrow's vibrant town centre, just a short walk from the Metropolitan Line station. To be sold with no upper chain, this newly decorated home benefits from a long lease, an allocated parking space, a newly fitted kitchen, and a newly fitted bathroom suite.**

**Council Tax Band: E  
EPC Rating: C**

- Two Bedroom Flat • Purpose Built • Ground Floor • Town Centre Location • No Upper Chain • Allocated Parking Space • Long Lease



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### **FURTHER DETAILS**

Located on the ground floor and there is access to all floors by both stairs and a lift, this recently redecorated flat comprises of an entrance hall, lounge, newly fitted kitchen, two bedrooms and a newly fitted bathroom suite. To the outside there are communal gardens and allocated parking spaces.

### **LEASE/SERVICE CHARGE**

The lease is 189 years from the 1st January 1999. The service charge for the period 1st January 2025 to the 31st December 2025 is £2754.10. The Reserve Fund charge for the same period is £1153,85. The ground rent is peppercorn.

### **LOCATION**

Nightingale Court is located on Sheepcote Road. This is a short walk from Harrow on the Hill Metropolitan and Chiltern Line train station. Close by is Harrow High School and also within walking distance is Northwick Park Hospital and several supermarkets including Tesco and Morrisons.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

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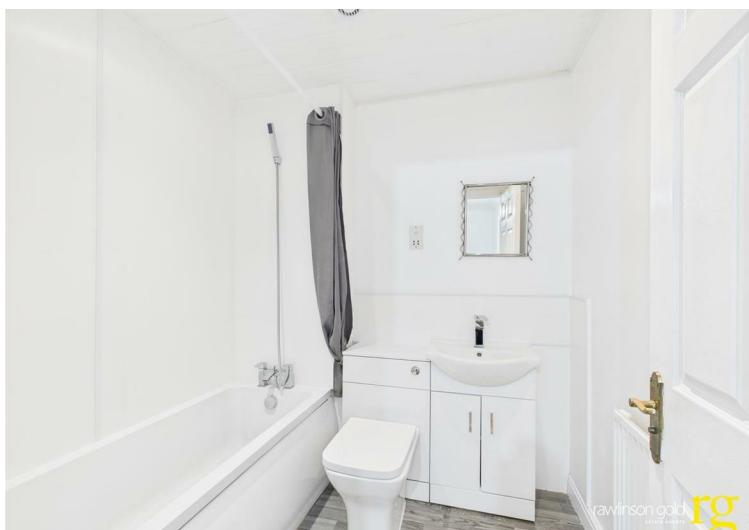
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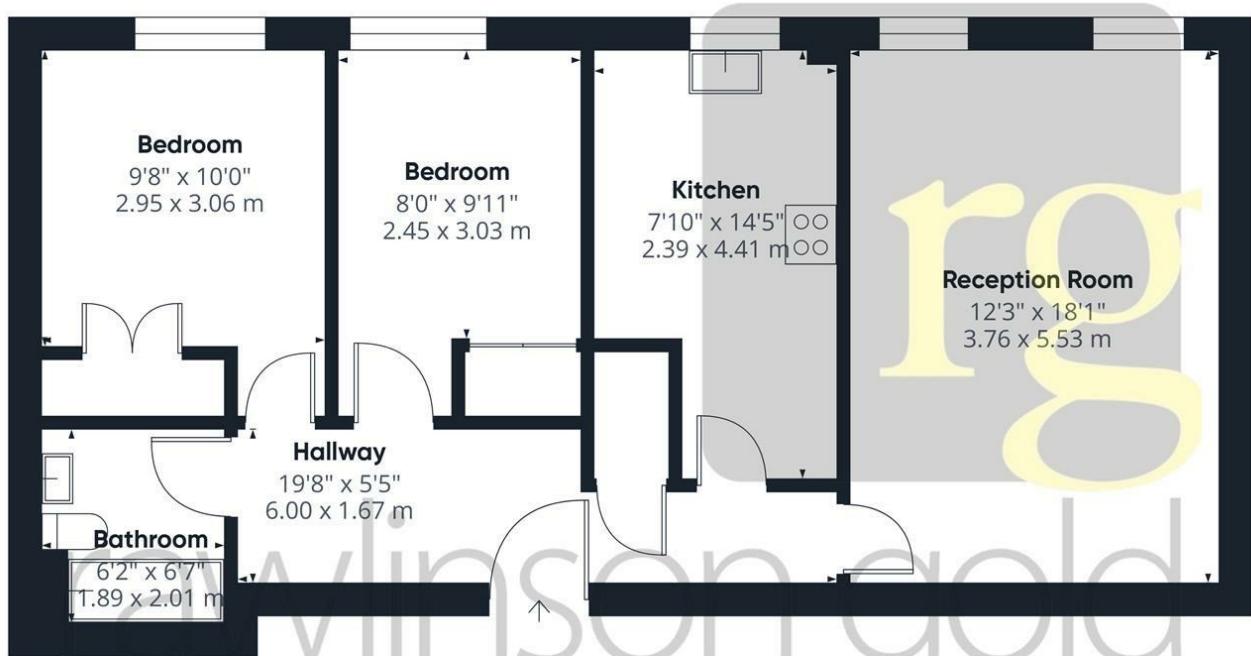
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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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