



Connells

Harman Court Rectory Park Avenue
NORTHOLT



Property Description

Connells are delighted to present this beautifully presented two-bedroom purpose-built flat, ideally positioned within the ever-popular Harman Court development on Rectory Park Avenue, Northolt.

Offering generous living space throughout, this modern apartment is perfect for first-time buyers, downsizers and investors alike.

Situated on a well-maintained residential road, the property boasts a bright and spacious open-plan lounge, dining area and kitchen, enhanced by large windows that flood the room with natural light. The kitchen provides excellent storage and worktop space, making it ideal for everyday cooking and entertaining.

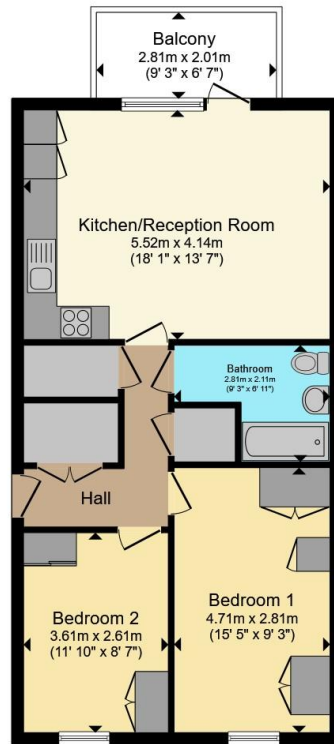
The property features two well-proportioned bedrooms, including a spacious primary bedroom with ample room for freestanding furniture, plus a generously sized second bedroom perfect for guests, children or a home office. The flat also benefits from a modern family bathroom, finished with contemporary tiling and fittings.

Additional advantages include secure entry system, well-kept communal areas and attractive surrounding greenery.

Harman Court is conveniently located near the beautiful Rectory Park and Northala Fields with access to a wide range of local amenities including shops, schools and parks. The property benefits from excellent transport links, with easy access to Northolt Station, Southall and Greenford stations, multiple bus routes, and the A40, providing direct connections into Central London, Reading and beyond.







Total floor area 62.0 m² (667 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



To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: B Council Tax
Band: D

Service Charge:
2904.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312712

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2014. 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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