

Connells

Bryant Apartments Perceval Square
Harrow

Bryant Apartments Perceval Square
Harrow HA1 1GX

for sale
£600,000







Property Description

Connells are pleased to offer to the market this well-presented two bedroom, two bathroom apartment situated on the sixth floor of the sought-after Bryant Apartments development on College Road, offers contemporary living in the heart of Harrow.

The property enjoys spacious accommodation and excellent access to local amenities and transport links.

The accommodation comprises a welcoming entrance hall with useful storage cupboards, leading through to a bright and spacious open plan reception room and modern fitted kitchen. The living area provides ample space for both relaxing and dining, while the kitchen is fitted with a range of wall and base units, integrated appliances and generous worktop space, creating an ideal environment for everyday living and entertaining.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom is served by a contemporary family bathroom, finished to a good standard with modern fixtures and fittings.

A standout feature of the property is the private balcony, providing an attractive outdoor space to enjoy morning coffee or evening relaxation while taking in elevated views from the sixth floor.

Further benefits include a dedicated boiler room, additional storage space, secure entry system and lift access within the building.

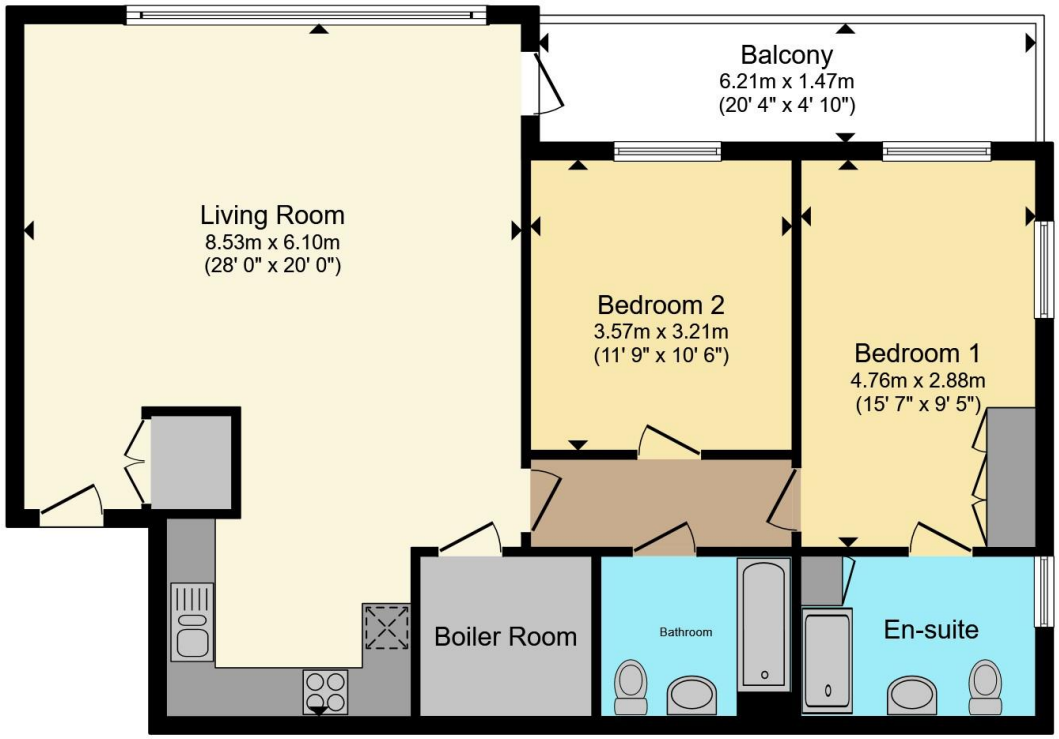
Early viewing is highly recommended.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


Waste it wisely...
TIME is
precious









Total floor area 90.5 m² (974 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

Connells

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: B

Council Tax Band: D

Service Charge: 3190.20

Ground Rent: 525.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312614

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.