HOMESEARCH

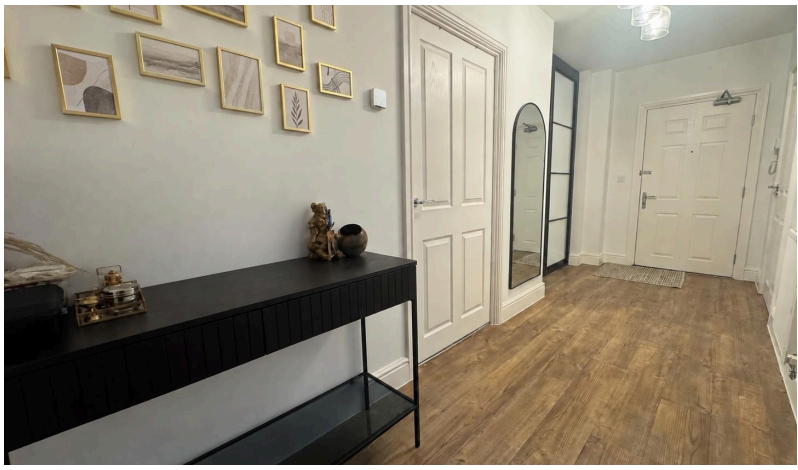
# Asking Price £410,000

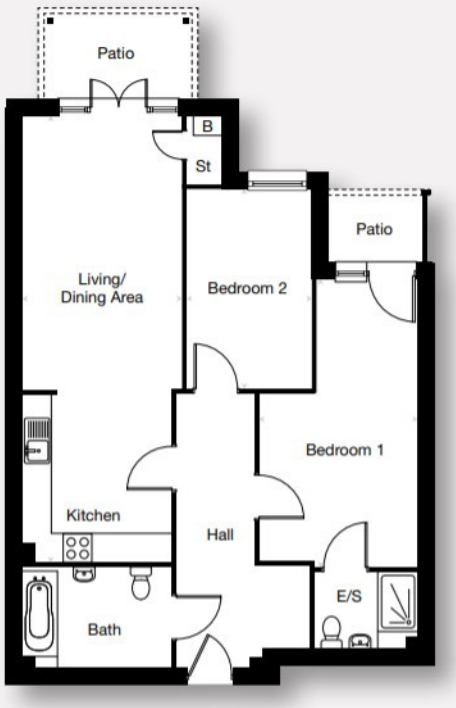











## Ground Floor

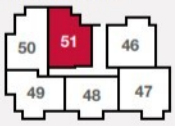
**Plot 51**

**Kitchen/Living/Dining Area**
8925mm x 3225mm 29'3" x 10'7"

**Bedroom 1**
5759mm x 3197mm 18'10" x 10'5"

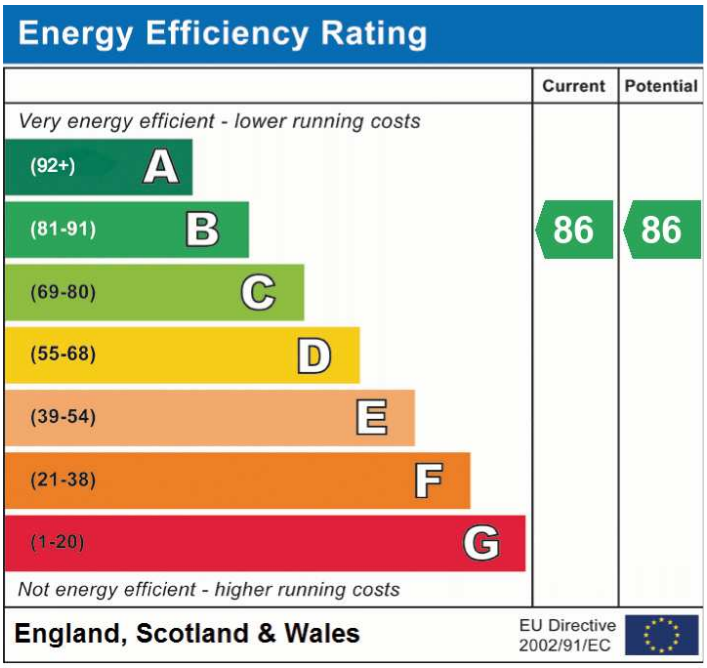
**Bedroom 2**
3990mm x 2507mm 13'1" x 8'2"

Ground Floor




**Total Net Area:**
76 sq m – 818 sq ft

**Key**
B – Boiler E/S – En Suite St – Store




Address: Maven Court, Sudbury Hill, HA1

**A spacious and beautifully presented two-bedroom, two-bathroom ground-floor apartment, offering approximately 818 sq ft of living space, two private patio areas and allocated parking, situated within this popular gated development. Offered to the market CHAIN FREE.**

Situated within the popular and secure gated development of Maven Court, this fantastic ground-floor apartment offers exceptionally spacious accommodation, extending to approximately 76 sq m (818 sq ft), making it larger than many comparable two-bedroom apartments.

Presented in excellent decorative order throughout, the property benefits from a bright and spacious open-plan kitchen/living/dining area, two well-proportioned bedrooms, two bathrooms, ample built-in storage and the added advantage of two private patio areas.

The accommodation comprises a welcoming entrance hallway with useful storage cupboards, leading through to an impressive open-plan kitchen, living and dining area measuring approximately 293" x 107". The fitted kitchen offers a range of contemporary units and integrated appliances, while the generous living space provides ample room for both relaxing and entertaining. Doors provide direct access to one of the private patio areas, with the added convenience of the allocated parking space positioned immediately outside.

There are two spacious bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite bathroom. Bedroom two is also a good-sized double room, served by a separate modern family bathroom. Both bedrooms offer comfortable and versatile accommodation.

**Location**

Maven Court is conveniently situated on Sudbury Hill, within easy reach of Sudbury Hill Underground Station (Piccadilly Line) and Sudbury Hill Harrow railway station, providing excellent transport connections into Central London and beyond. The A40 is also easily accessible, offering convenient road links towards Central London and the M25.

The property is well placed for a selection of highly regarded local schools, including Orley Farm School and St Georges Primary School, together with Roxeth Mead Nursery and other local educational and childcare facilities. Further nearby amenities include the David Lloyd leisure and fitness complex, Clementine Churchill Hospital, local shops, restaurants and everyday conveniences.

**Additional Information**

- Two double bedrooms
- Two bathrooms, including en-suite
- Approximately 818 sq ft (76 sq m)
- Larger-than-average two-bedroom apartment
- Ground-floor accommodation
- Two private patio areas
- Allocated parking space conveniently positioned outside the property
- Secure gated development
- Excellent decorative order throughout
- Ample storage
- Long lease – approximately 116 years remaining
- Offered CHAIN FREE with vacant possession

An excellent opportunity to acquire a spacious and well-maintained apartment in a convenient Harrow location. Early viewing is highly recommended to fully appreciate the size, presentation and many benefits this property has to offer.

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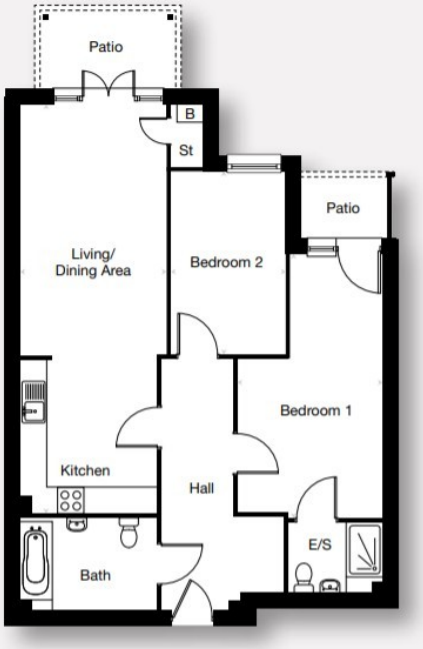
## Maven Court, Sudbury Hill, HA1

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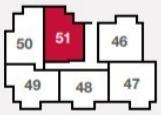


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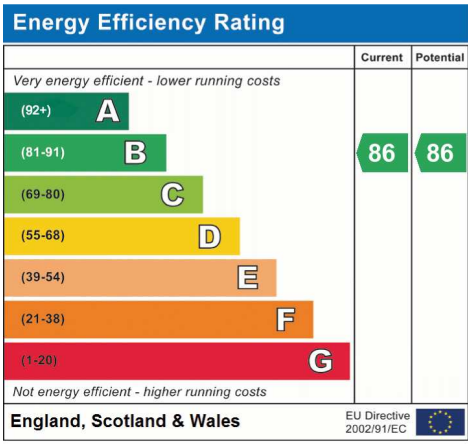


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