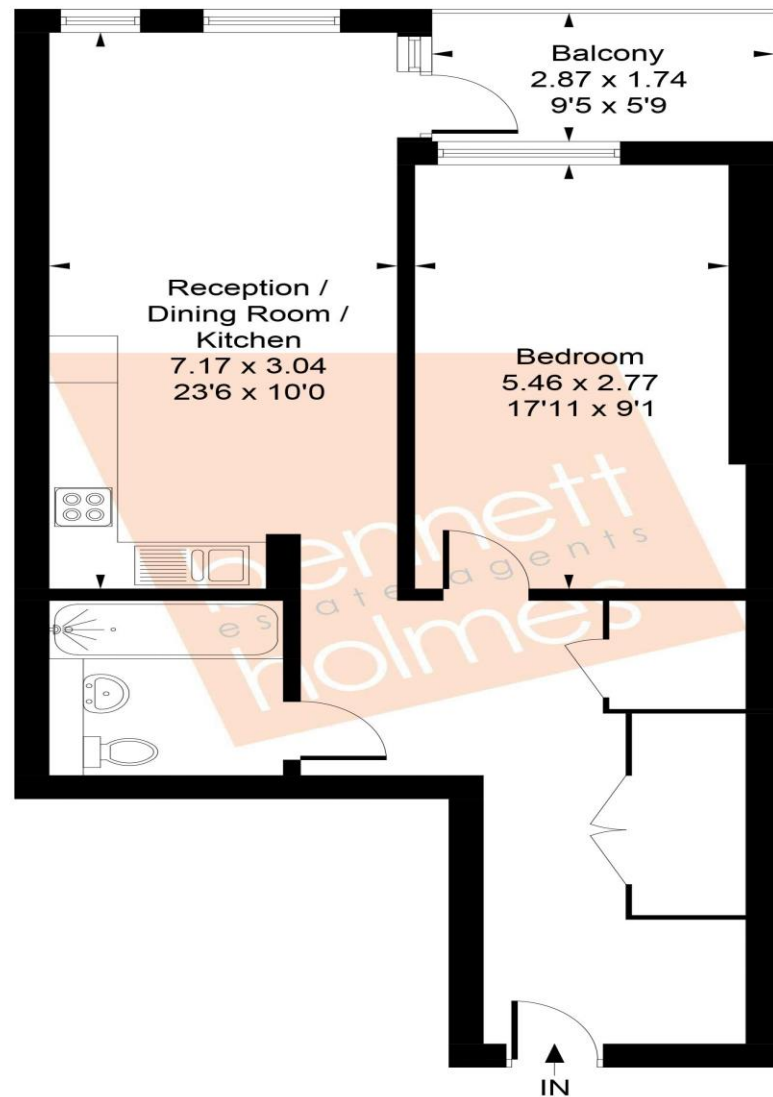


**Perceval Square, College Road Harrow HA1 1GX**

Price Guide: £325,000

**Perceval Square, College Road**

Approximate Gross Internal Area  
61.34 sq m / 660 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Leasehold 989 years remaining  
999 years from 1 September 2016  
Service charge - £207 PCM  
Ground rent - £425 PA  
Borough of Harrow  
Council tax band C - £2,232.06  
EPC =B

NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this contemporary, one double bedroom purpose built flat located on the 6th floor of Byrant Apartments. The block is approx. 10 years old and offers lift access to all floors, concierge service and communal roof terraces with stunning panoramic views of London. The property is situated within the heart of Harrow on the Hill, offering excellent amenities. Just a couple of minutes walk to the train station, bus stations and local shopping. The property is in immaculate condition throughout. Other benefits own private balcony, open plan fitted kitchen/ living room, over 900 years remaining on the lease, gas central heating, underfloor heating, double glazed windows and no upper chain.



- ONE DOUBLE BEDROOM APARTMENT
- BYRANT APARTMENTS
- 6TH FLOOR WITH LIFT ACCESS
- CONCIERGE SERVICE
- OWN PRIVATE BALCONY AND COMMUNAL ROOF TERRACE
- OVER 900 YEARS REMAINING ON THE LEASE
- COUPLE OF MINUTES WALK TO TUBE, BUSES AND SHOPS

**Perceval Square, College Road  
Harrow  
HA1 1GX**

**Price Guide: £325,000**



### Accommodation

The accommodation briefly comprises an entry phone operated communal entrance with stairs and a lift to all floors. The apartment is located on the 6th floor. The block has a concierge service and communal roof terraces. The apartment has own front door opening to the entrance hall with doors the modern bathroom, a large storage cupboard, double bedroom and then opens to the open plan modern kitchen/ living room. The kitchen is fitted with wall and base level units, a sink and drainer and has integrated appliances. From the living area there is a double glazed door to the apartments own balcony area. The double bedroom has a fitted wardrobe.

