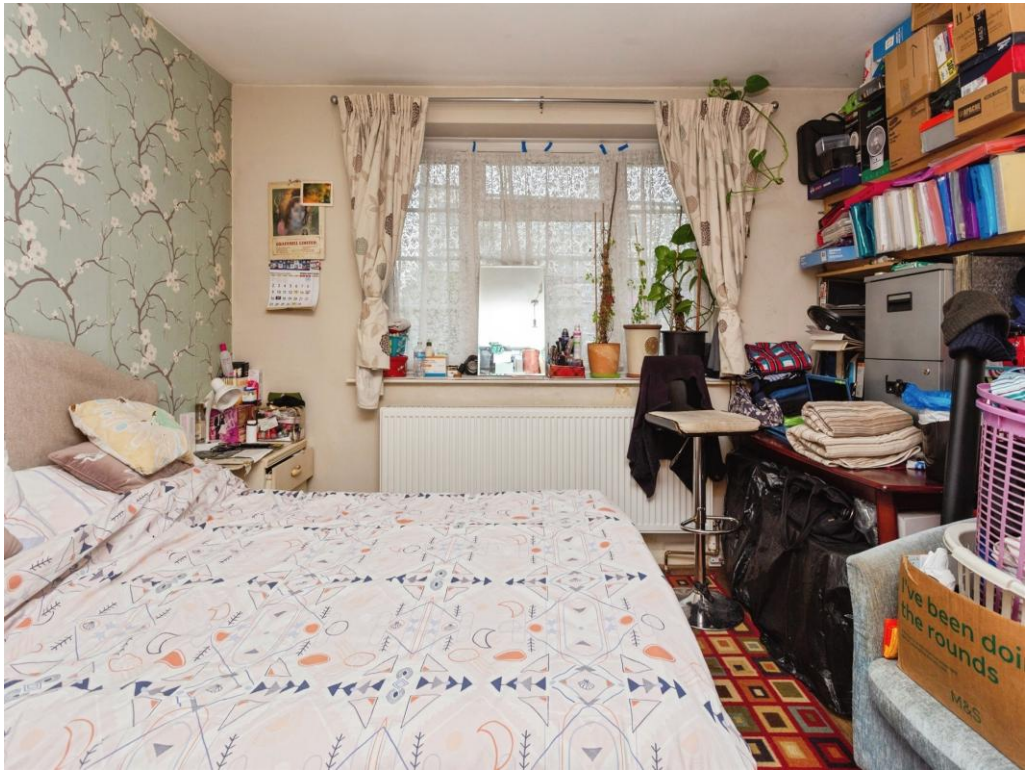


Connells

Warwick Court Princes Drive Harrow

Warwick Court Princes Drive
Harrow HA1 4UB

for sale offers in excess of
£285,000







Property Description

Connells are delighted to present this well-proportioned and beautifully maintained two bedroom ground floor flat, ideally positioned within the ever-popular Warwick Court development on Princes Drive in Harrow.

Offering a fantastic combination of space, comfort and convenience, this property represents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-located home with rare outdoor space.

The accommodation comprises a welcoming entrance hallway leading to a bright and generously sized living/dining room, perfect for both relaxation and entertaining. Large windows allow natural light to flow throughout. The separate modern fitted kitchen offers ample storage and worktop space, making it ideal for everyday cooking as well as hosting guests.

The flat features two well-presented bedrooms, including a spacious main bedroom and a versatile second bedroom which can be used as a guest room, home office or nursery. A neat and contemporary family bathroom completes the internal layout.

One of the standout features of this property is the private rear garden, a highly sought-after asset rarely available with flats in the area and also benefits from off-street parking,

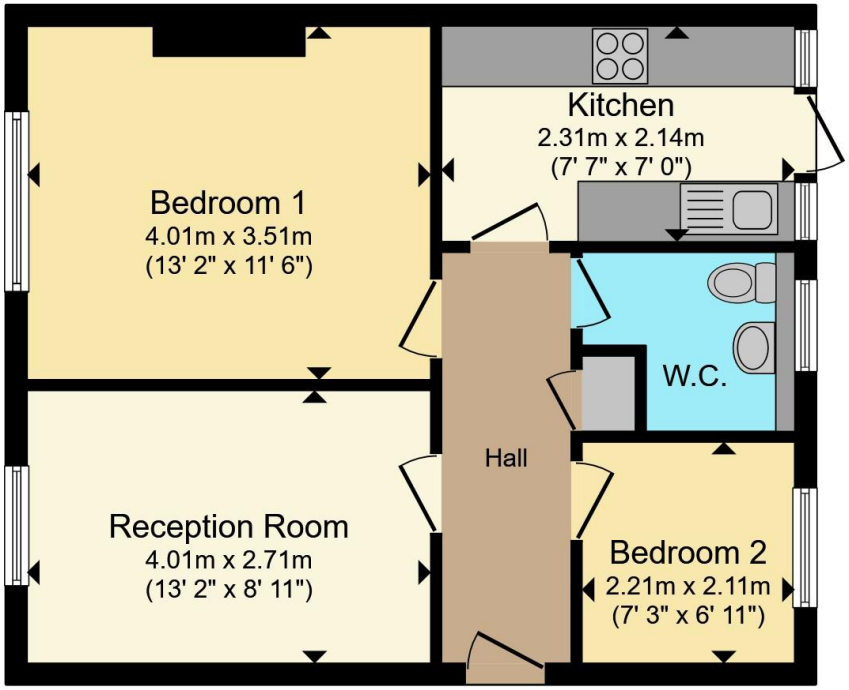
Warwick Court enjoys a quiet residential setting whilst remaining within easy reach of Harrow's excellent transport links, local amenities and green spaces. Harrow-on-the-Hill and Harrow & Wealdstone stations are both close by, offering swift access into Central London.

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.







Ground Floor

Total floor area 48.0 m² (517 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

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

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: C

Service Charge: 2447.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312615

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1982. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.