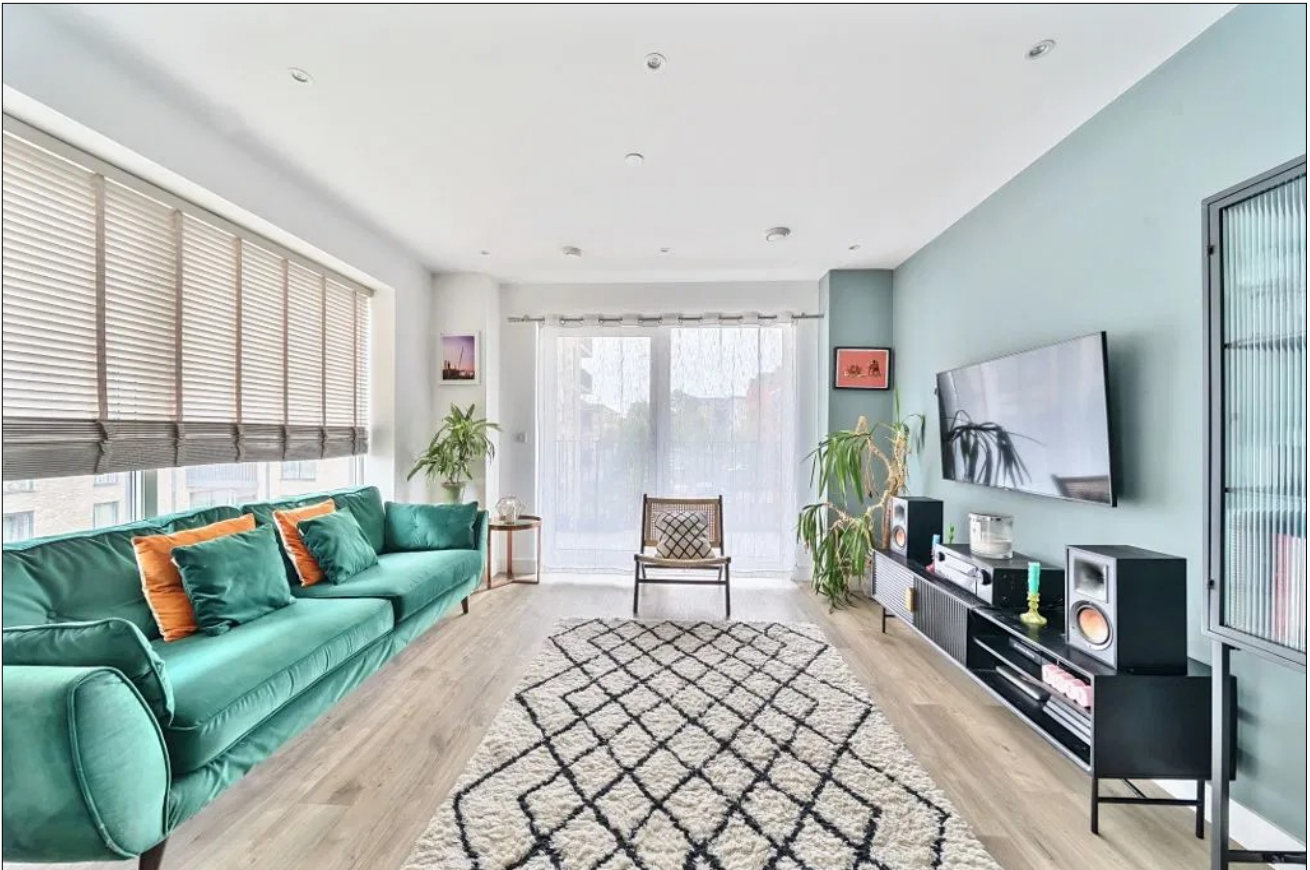


DAVID CHARLES

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THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
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ST JOHNS ROAD, HARROW, MIDDLESEX, HA1 2RG



PRICE....£450,000....LEASEHOLD

This stunningly presented two double bedroom, two bathroom second floor apartment (832 sq.ft/77.3 sqm), is set in a highly desirable location within the heart of Harrow Town Centre with its wide array of shops, restaurants, bars, coffee houses, supermarkets and St Ann's & St Georges Shopping Centres. Harrow On The Hill train station (Metropolitan Line/Chiltern Line Train) a short walk away. The accommodation comprises of entrance accessed by a video entry phone leading to the communal foyer with stairs and lift to the second floor hallway. The apartment consists of a dual aspect 24'3t open plan kitchen/reception room with access to a 22'5ft private balcony, 13'10ft master bedroom with fitted wardrobes, a luxury fitted en-suite shower/WC and direct access to the private balcony, 14'2ft bedroom two and a luxury fitted family bathroom. The property benefits from being sold with 5 years remaining on the NHBC warranty, no upper chain, and a long lease of 243 years unexpired.

020 8866 0222









COUNCIL TAX

London Borough of Harrow - Band E - £2,928.27

LEASE & SERVICE CHARGE

Lease - 243 years remaining
Service Charge - £3,240.00 per annum

LOCAL SCHOOLS

Norbury School - 0.31 Miles
Elmgrove Primary School & Nursery - 0.53 Miles
St Anselm's Catholic Primary School - 0.53 Miles
Harrow High School - 0.23 Miles
The Jubilee Academy - 0.34 Miles

LOCAL TRANSPORT

Harrow on the Hill Station (Overground/Metropolitan Line) - 0.3 Miles

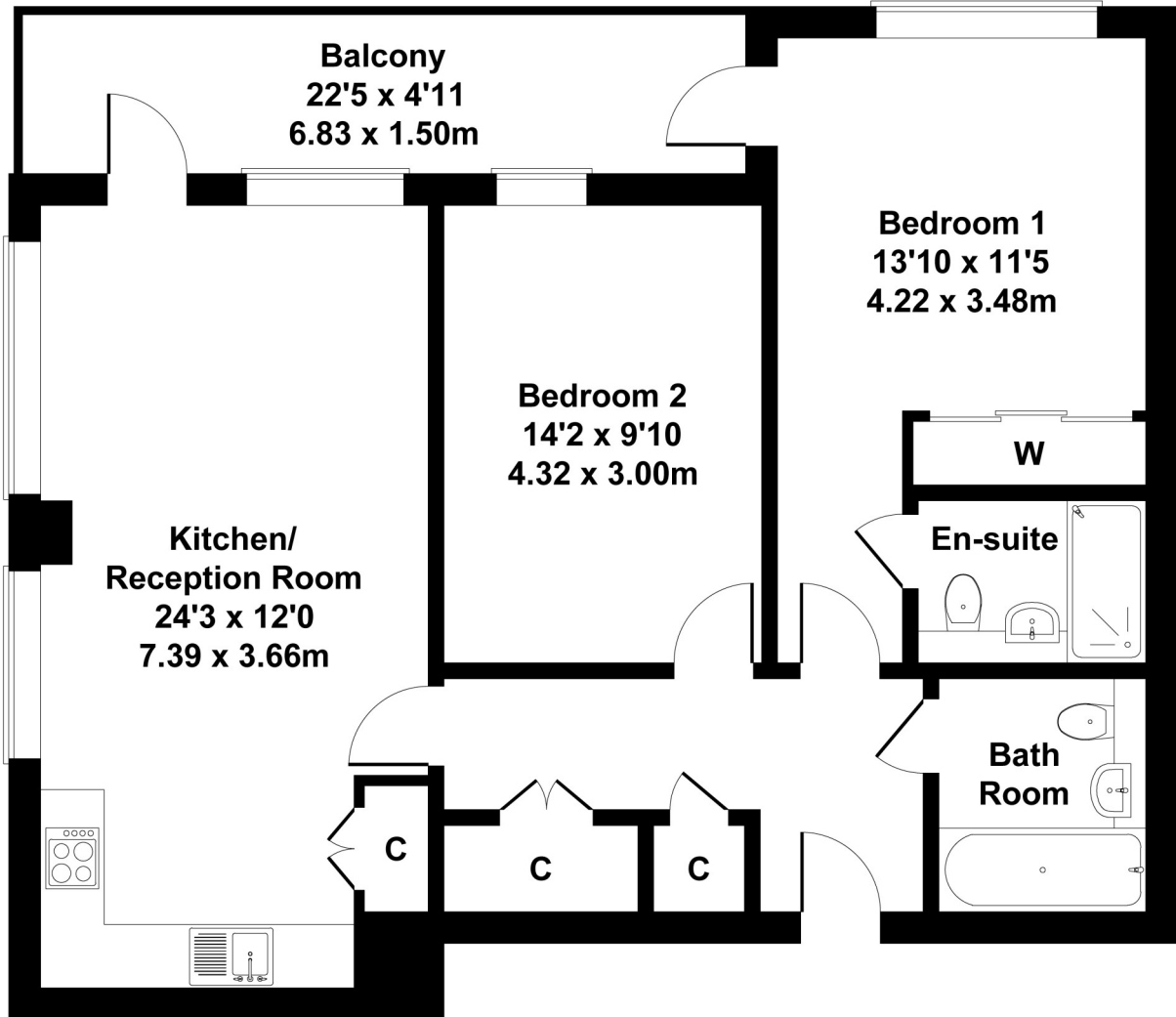


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Byron Court

Approximate Gross Internal Area
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.