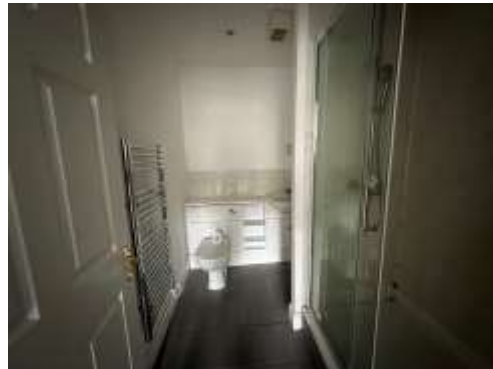




Connells

Ryan House Sovereign Place
Harrow



Property Description

Connells are pleased to offer to the market this two-bedroom, two-bathroom apartment situated on the first floor of Ryan House in the highly sought-after Sovereign Place development in Harrow.

Offering generous living accommodation and the added benefit of exclusive use of secure underground parking, this property is ideal for first-time buyers, professionals and investors alike.

The property comprises a bright and spacious open-plan living and dining area, enhanced by large windows that allow natural light to flow through the space. The fitted kitchen offers ample work surfaces and storage. There are two well-proportioned double bedrooms, with the main bedroom featuring a private en-suite shower room. A further family bathroom serves the second bedroom and guests, offering quality fittings and a clean design.

Residents of Ryan House benefit from a secure entry system, lift access, beautifully kept communal areas and the convenience of exclusive use of allocated underground parking.

Sovereign Place is superbly positioned close to the vibrant amenities of Harrow Town Centre, including shops, cafés, restaurants and leisure facilities. Excellent transport connections are within easy reach, with Harrow-on-the-Hill station providing swift services into Central London via the Metropolitan line and Chiltern Railways.

Lease term: From 29 November 2002 to 31 December 2126. Rent: £225 rising to £3,600 and additional rent.





Total floor area 75.4 m² (812 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

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182 Station Road
HARROW HA1 2RH

EPC Rating: C Council Tax Band: E

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW312681](https://www.connells.co.uk/Property/HRW312681)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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