



**Connells**

Ambassador House Cavendish Avenue  
HARROW



### Property Description

Connells are delighted to present this well-proportioned two-bedroom second-floor apartment, ideally located within the sought-after Ambassador House development on Cavendish Avenue, Harrow.

The property offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed by a generous hallway providing access to all principal rooms, along with a useful internal storage cupboard.

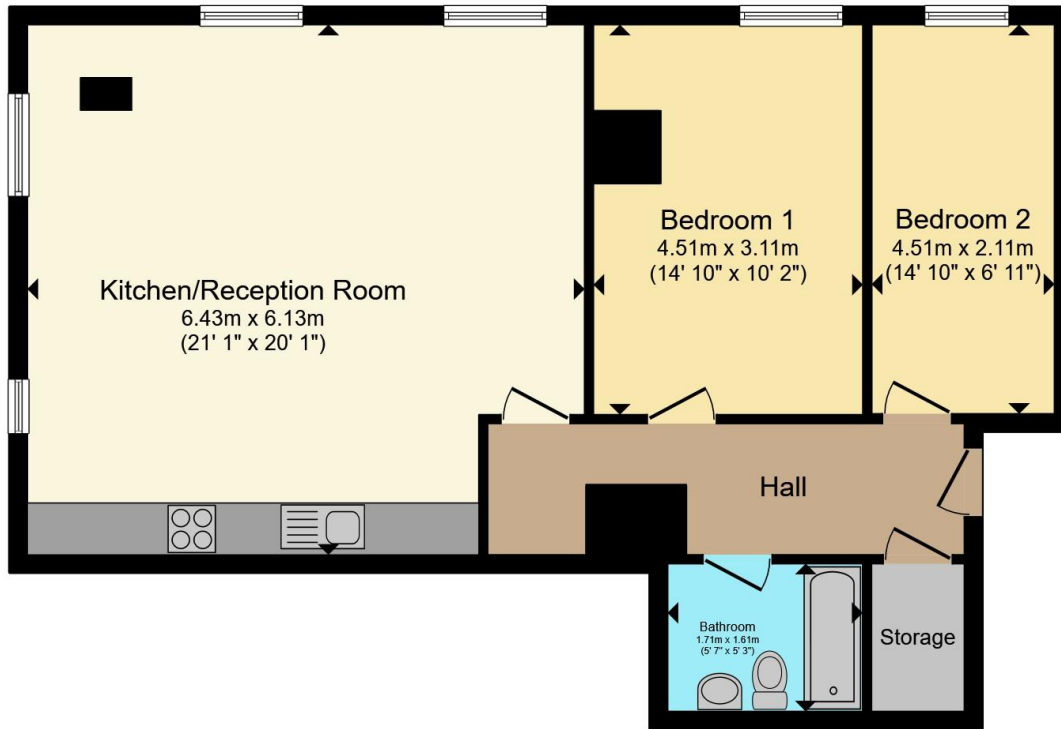
The spacious living and dining area is flooded with natural light, creating an inviting space perfect for both relaxing and entertaining. The separate kitchen is well-appointed with a range of fitted units and ample worktop space.

The apartment benefits from two well-sized bedrooms, both offering comfortable living space, with the principal bedroom providing excellent proportions. A modern family bathroom completes the internal accommodation.

A particular highlight of this property is the additional storage room, providing valuable extra space — ideal for household storage or practical use.

Ambassador House is conveniently located with the underground station a stones throw away for access to Harrow & Wealdstone and Harrow-on-the-Hill stations, offering excellent transport links into Central London and beyond. The property is also within close proximity to a range of local amenities, shops, schools, and green spaces.





Total floor area 77.1 m<sup>2</sup> (830 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](http://www.propertybox.io)



To view this property please contact Connells on

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182 Station Road  
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EPC Rating: C Council Tax Band: D

Service Charge: 1910.98

Ground Rent: 325.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW313010](http://connells.co.uk/Property/HRW313010)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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