



**Connells**

Bessborough Road  
Harrow



### Property Description

**\*\*GUIDE PRICE £350,000 - £375,000\*\***

Connells are pleased to offer to the market this beautifully presented and larger-than-average one bedroom ground floor flat, ideally positioned on the desirable lower slopes of Harrow on the Hill.

This bright and spacious home offers an exceptional blend of modern décor, character, and convenience making it perfect for first-time buyers, downsizers, or investors.

The property features a generously sized reception room filled with natural light, creating an inviting space for relaxation and entertaining. The contemporary eat-in kitchen/diner provides ample room for cooking and dining, with direct access to well-maintained communal gardens offering a tranquil outdoor retreat.

Situated just moments from Harrow Town Centre, residents benefit from an excellent selection of shopping facilities, cafés, restaurants, and daily amenities. Commuters are exceptionally well served by nearby Harrow-on-the-Hill Station, providing fast and efficient links into Central London via the Metropolitan and Chiltern Lines.

A superb opportunity to secure a stylish and spacious home in a highly sought-after location

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

### Entrance Hall

#### Living Room

16' x 12' 7" ( 4.88m x 3.84m )

#### Kitchen

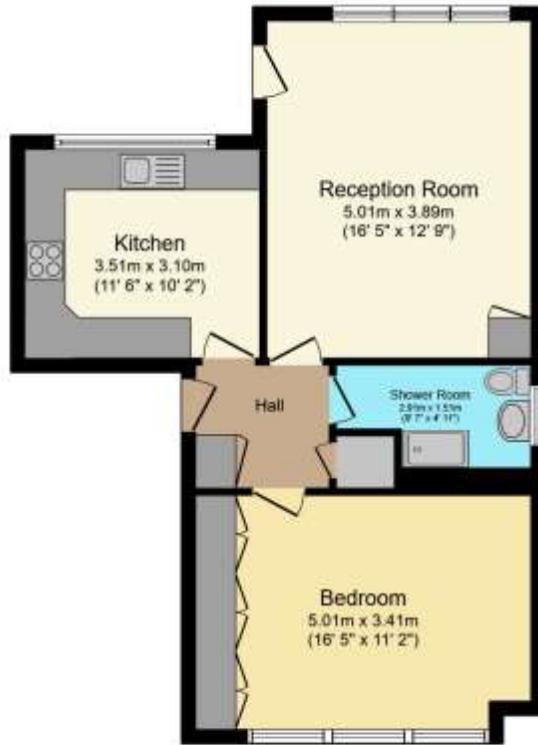
11' 5" x 9' 8" ( 3.48m x 2.95m )

#### Bedroom

11' 4" x 14' 8" ( 3.45m x 4.47m )

#### Bathroom





**Total floor area 58.3 m<sup>2</sup> (628 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

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: D Council Tax Band: C

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312425](http://connells.co.uk/Property/HRW312425)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1962. 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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