

Connells

Lamorna Court Spencer Road
HARROW

Lamorna Court Spencer Road
HARROW HA3 7AP

for sale
£430,000







Property Description

Connells are delighted to present this spacious split-level three bedroom apartment, ideally situated within Lamorna Court on Spencer Road in Harrow.

This property is perfectly suited for families, professionals or investors.

The property features a bright and airy reception room, enhanced by large windows that allow plenty of natural light. There is a well-appointed kitchen with a range of wall and base units, offering good storage and workspace for everyday use.

Arranged over split levels, the apartment benefits from three well-proportioned bedrooms, providing flexible accommodation for family living, guests or a home office. The property is complemented by a well-presented bathroom, designed for comfort and convenience.

A key advantage of this home is the allocated parking space, offering added ease and practicality for residents.

The property has a share of freehold and a new 999 year lease. The property also benefits from a small loft space on the uppermost floor.

Lamorna Court is conveniently located on Spencer Road, within close proximity to local amenities, reputable schools and excellent transport links, including access to Harrow town centre and surrounding areas.

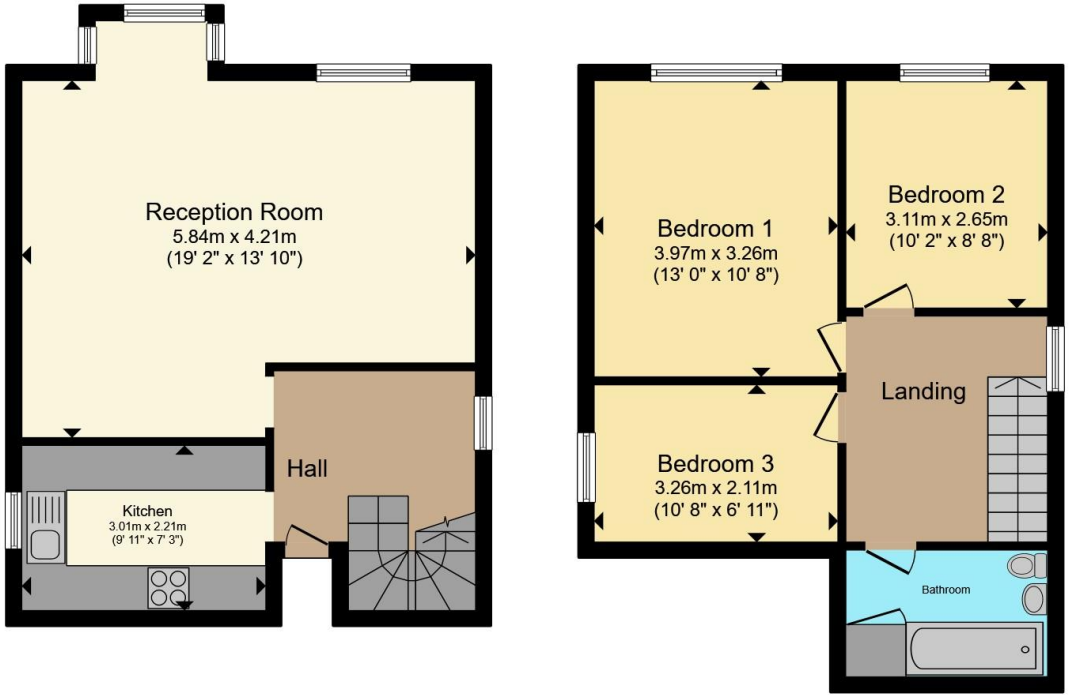
Early viewing is highly recommended to fully appreciate the space, layout and desirable location this property has to offer.

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 **First Floor**





Total floor area 85.5 m² (920 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

Connells

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: D

Council Tax Band: D

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312359

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.