

# Tranquil Lane

Harrow • • HA2 0GX  
Asking Price: £375,000



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\*CHAIN FREE\* Situated within the sought-after Calla Court development on Tranquil Lane, this well-presented two-bedroom ground floor apartment offers spacious and well-balanced accommodation, ideal for first-time buyers, downsizers, or investors alike. The property features a generous open-plan kitchen, reception and dining room, providing a versatile living space with direct access to a private patio area, perfect for outdoor seating and entertaining. There are two well-proportioned bedrooms, including a particularly spacious principal bedroom, complemented by a modern family bathroom and a separate shower room, adding practicality and convenience. Further benefits include ample internal storage, a well-laid-out hallway, and a peaceful residential setting, while remaining conveniently located for local shops, transport links, and amenities within Harrow and surrounding areas. An excellent opportunity to acquire a comfortable and spacious apartment in a popular and well-connected location.

## GROUND FLOOR APARTMENT

TWO BEDROOMS

TWO BATHROOMS

PRIVATE PATIO AREA

AMPLE STORAGE

WALKING DISTANCE TO STATION

OPEN PLAN LIVING

GATED PARKING

IDEAL OPPORTUNITY

780 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

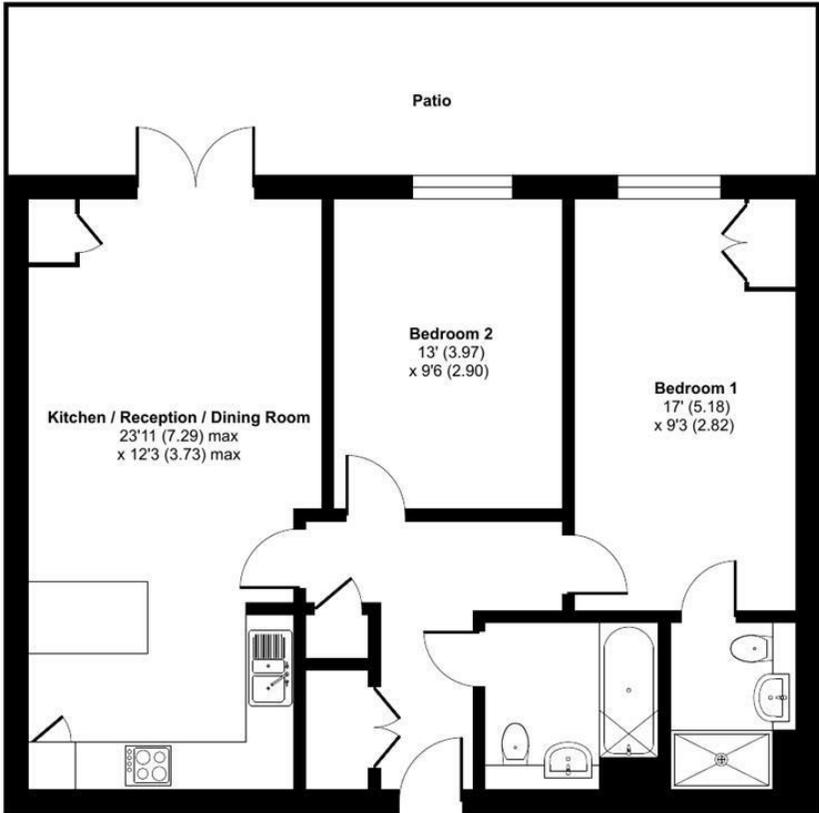




# Calla Court, Tranquil Lane, Harrow, HA2

Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Coopers. REF: 1396797

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| Energy Efficiency Rating                           |   | Current | Target |
|--|---|---------|--------|
| How energy efficient? - lower savings costs        |   |         |        |
| Very energy efficient - lower savings costs        | A |         |        |
| Energy efficient - lower savings costs             | B |         |        |
| Decent energy efficiency - lower savings costs     | C |         |        |
| Some energy efficiency - lower savings costs       | D |         |        |
| Not very energy efficient - higher savings costs   | E |         |        |
| Very poor energy efficiency - higher savings costs | F |         |        |
| Least energy efficient - highest savings costs     | G |         |        |
| England & Wales                                    |   |         |        |
| EPC Directive 2002/91/EC                           |   |         |        |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.