



**Connells**

Bridge Court Stanley Road  
Harrow



### Property Description

Connells are pleased to offer to the market this two bedroom flat.

The property is well presented throughout and comprises of a spacious hallway, bright and airy living area, with direct access to the private balcony. Fully fitted kitchen, two bedrooms and a family sized bathroom. Additional benefits include allocated parking and a communal roof terrace. No lift in the building.

Bridge Court is located on Stanley Road in South Harrow and is within walking distance to South Harrow Tube Station (Piccadilly Line) and Harrow Town centre is easily accessible by local buses.

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

Viewings are highly recommended.

### Entrance Hall

### Kitchen

7' 10" MAX x 6' 7" MAX ( 2.39m MAX x 2.01m MAX )

### Living Room

15' 1" x 12' 2" MAX ( 4.60m x 3.71m MAX )

### Balcony

### Bedroom One

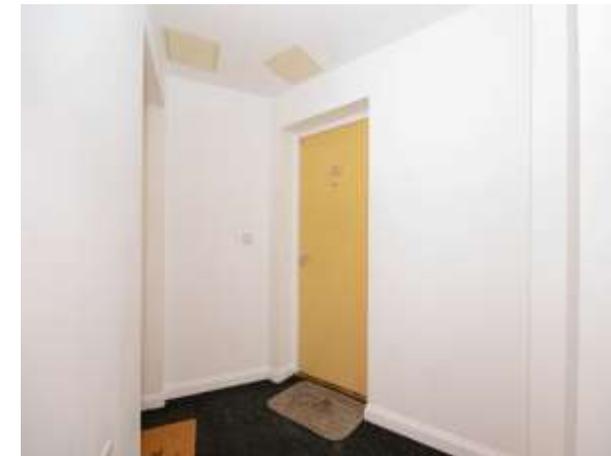
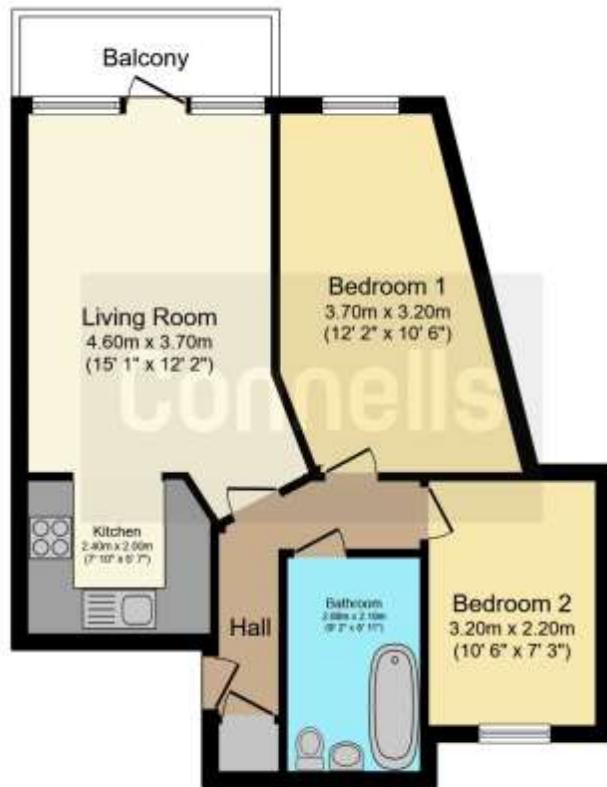
12' 2" MAX x 10' 6" MAX ( 3.71m MAX x 3.20m MAX )

### Bedroom Two

10' 6" x 7' 3" ( 3.20m x 2.21m )

### Bathroom





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.focalagent.com](http://www.focalagent.com)

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: C Council Tax  
 Band: C

Service Charge:  
 2142.00

Ground Rent:  
 270.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311369](http://connells.co.uk/Property/HRW311369)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Mar 2007. 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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