

# DAVID CHARLES

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## FLAMBARD ROAD, HARROW, MIDDLESEX, HA1 2NB



**GUIDE PRICE....£2,200,000....FREEHOLD**

### **Exceptional Newly Built Six Bedroom Residence**

David Charles are delighted to present this exceptional newly built six-bedroom residence, crafted to an outstanding specification and extending to approximately **4,206.4 sq ft (390.8 sq m) including the detached garden studio**. Designed with both luxury and practicality in mind, the property offers beautifully proportioned living spaces, high-end finishes, and advanced technology throughout, creating a truly outstanding family home.

Flambard Road is a particularly desirable residential address situated **within half a mile of Harrow town centre**, offering a wide selection of shopping, dining and leisure amenities. The property also enjoys convenient access to **three train stations within approximately fifteen minutes' walk, providing swift connections into Central London**.

(DETAILS AND INTERNAL PHOTOS ARE FOR THE SHOW HOUSE)

**020 8866 0222**

## Key Features

- Newly built luxury six-bedroom family residence
- Approximately **4,518 sq ft** of accommodation including garden studio
- Spectacular **30' x 27' open-plan living and dining space** with garden outlook
- Bespoke kitchen with **Dekton worktops, Siemens appliances and large island**
- Separate **spice kitchen** for additional cooking space
- **Underfloor heating and air conditioning throughout**
- Integrated **CAT6 wired networking and CCTV/alarm security system**
- **Principal suite with dressing room and luxury bathroom**
- Three further **en-suite bedrooms with dressing areas**
- Landscaped garden with **entertaining terrace and pergola**
- Detached **fully insulated garden studio with kitchenette and cloakroom**
- Highly sought-after location close to **Harrow town centre and multiple stations**

A spacious and welcoming entrance hall sets the tone for the home and leads to the spectacular **30' x 27' living and dining room**, an impressive entertaining space featuring a bespoke window seat and expansive **bi-fold doors opening directly onto the landscaped rear garden**, allowing natural light to flood the room while seamlessly connecting indoor and outdoor living.

At the heart of the home lies a beautifully appointed bespoke kitchen, fitted with **Dekton worktops, Siemens appliances and a generous central island with breakfast bar seating**. Complementing the main kitchen is a **separate spice kitchen**, ideal for more intensive cooking while preserving the elegance of the primary space.

Further ground floor accommodation includes a refined **home office or snug**, complete with fitted wall shelving and a feature fireplace, alongside a **guest bedroom with en-suite shower room**, providing flexible accommodation for visitors or extended family.

A striking **solid wood staircase** rises to the first floor where a generous landing leads to the **utility and laundry room together with a dedicated media hub**. The **principal bedroom suite** provides a luxurious private retreat, featuring a spacious **fitted dressing room** and a beautifully finished **fully tiled bathroom with walk-in shower, freestanding bath and twin vanity basins**. Bedrooms two and three also enjoy **their own dressing areas and contemporary en-suite shower rooms**.

The second floor provides two further well-proportioned bedrooms, a bathroom and a plant room.

Externally, the property benefits from beautifully landscaped mature gardens, thoughtfully designed for both relaxation and entertaining. A large **sun terrace** provides an ideal setting for outdoor dining, while the lawn is framed by a **pergola and carefully planted borders of trees, shrubs and seasonal flowers**.

To the rear of the garden is a **fully insulated and air-conditioned garden studio**, complete with **kitchenette, cloakroom and separate storeroom**, offering a versatile space ideal for a home office, gym, studio or private retreat.



























## COUNCIL TAX

London Borough of Harrow - Band TBC

## LOCAL SCHOOLS

Elmgrove Primary School & Nursery - 0.51 miles

Norbury School - 0.69 miles

Harrow High School - 0.18 miles

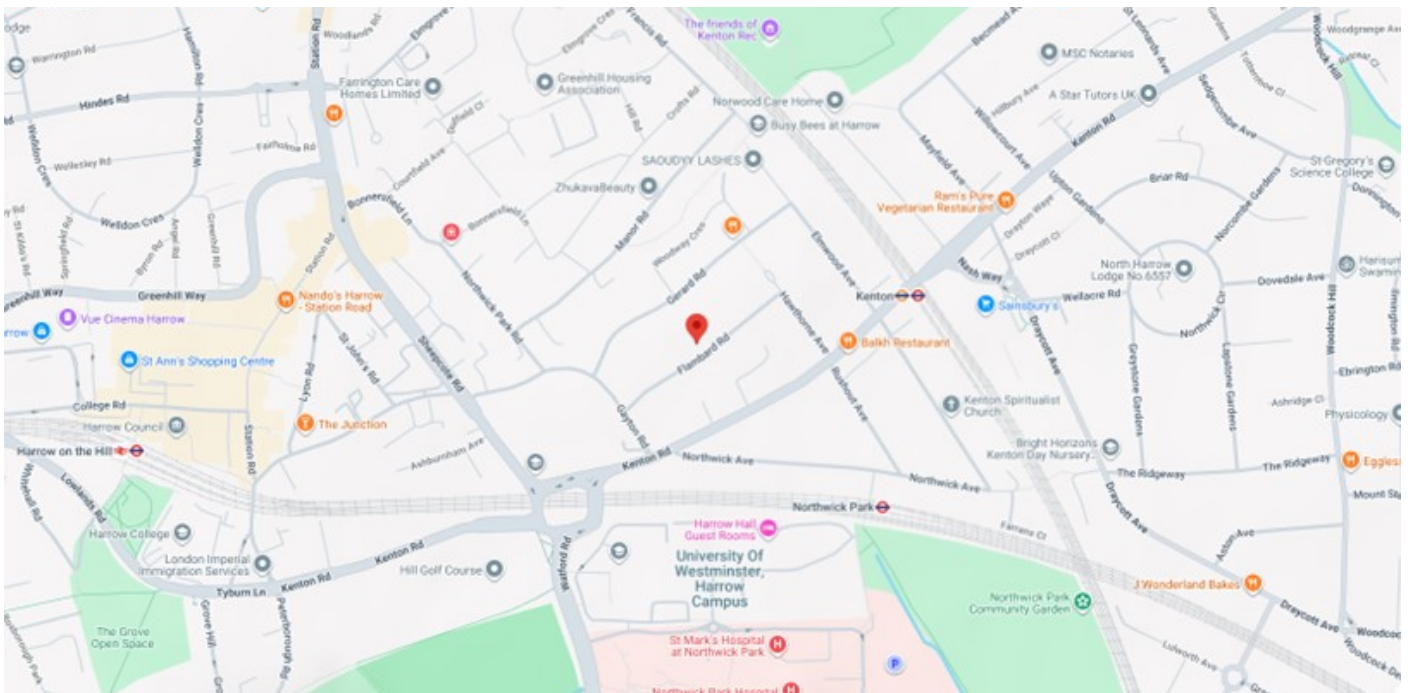
The Jubilee Academy - 0.66 miles

## LOCAL TRANSPORT

Kenton Station (Overground/Bakerloo Line) - 0.3 miles

Northwick Park Station (Metropolitan Line) - 0.4 miles

Harrow-on-the-Hill (Metropolitan Line) - 0.9 miles



# Flamبارd Road

Approximate Gross Internal Area

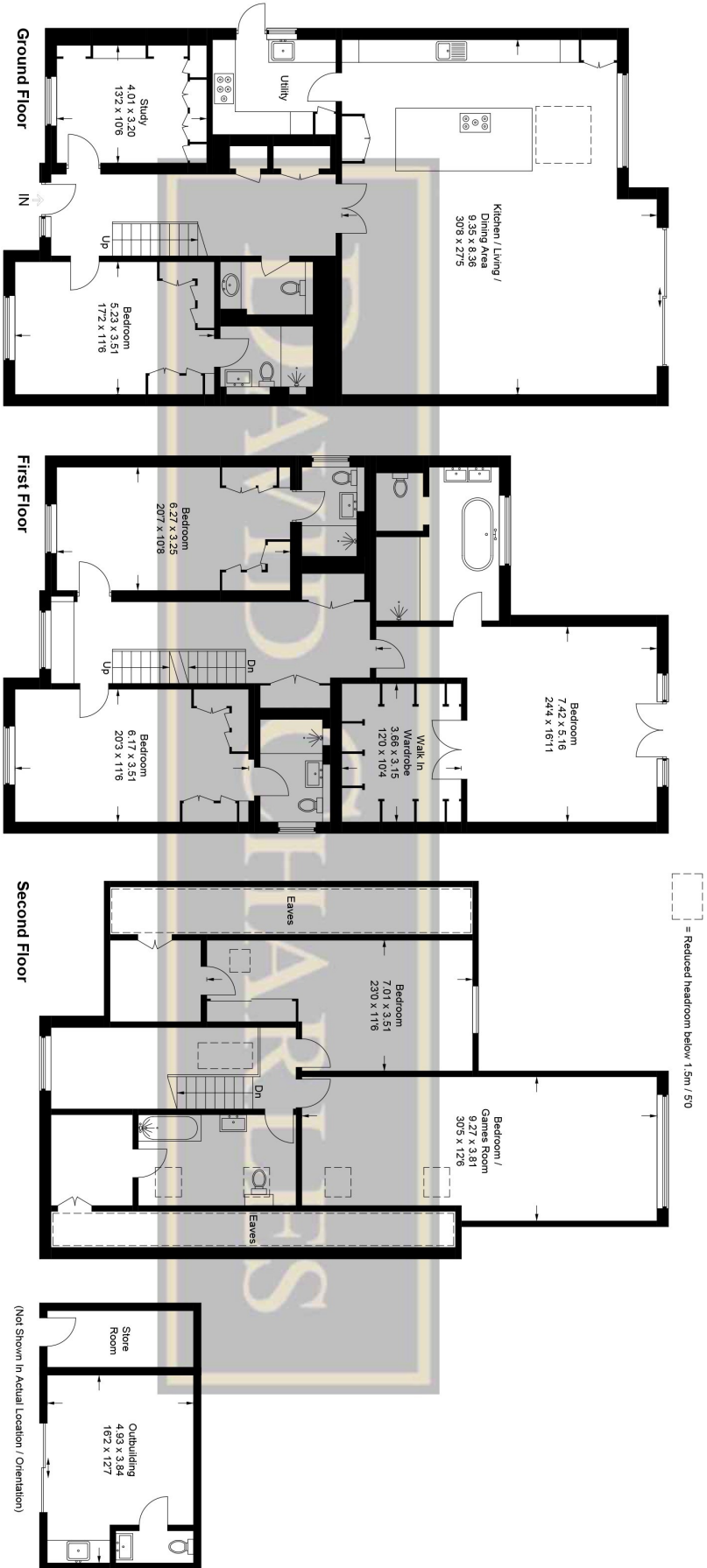
Ground Floor = 148.3 sq m / 1,596 sq ft

First Floor = 134.7 sq m / 1,450 sq ft

Second Floor = 83.0 sq m / 893.4 sq ft

Outbuilding / Store Room = 24.8 sq m / 267 sq ft

Total = 390.8 sq m / 4,206.4 sq ft



**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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