

# Bridge Court

Harrow • Middlesex • HA2 8FE

Guide Price: £250,000



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Offered to the market with no onward chain, this one bedroom apartment boasts fantastic views over Harrow and is just minutes away from South Harrow Tube Station. The property is perfect for both first time buyers and buy to let investors. A viewing of this stylish flat is recommended as soon as possible.

Chain Free

Apartment

One Bedroom

Living Room

Kitchen

Family Bathroom

Balcony

Residents Parking

Close To Amenities

Viewing Recommended

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.







### Directions

From South Harrow Tube Station turn right onto Northolt Avenue. Turn left onto Stanley Road and head to the bottom of the road. The property is on the right hand side just before the train arches.

### Situation

Bridge Court on Stanley Road is close to South Harrow and Rayners Lane Train Stations which offer the Metropolitan and Piccadilly Lines. The high streets offer an array of shops and restaurants along with a choice of buses towards Harrow on the Hill, Northolt, Hounslow, Uxbridge, Greenford and Ealing. With its selection of schools nearby including Grange Primary, Alexandra School and the outstanding Whitmore High School the house is located in a quite and family friendly area.

### Description

The apartment is stylish and bright throughout with great views over Harrow. The property has a grand communal entrance hall that can be accessed with a fob or the entry system. Either of the two lifts will take you up to the property. As you enter the property there is a hallway allowing access to of the apartments accommodation. The living room is spacious and is flooded with light from the large windows and door that lead out to the private balcony. The kitchen opens on from the living room and has a range of base and wall units, worktops and space for integrated appliances. The master bedroom is big enough for a king size bed and space for a large wardrobe. The family bathroom offers a stylish white suite and is finished with white tiles. The apartment is complete with a large storage cupboard in the hallway.

### Outside

The property offers residents parking to the front and well maintained communal grounds.



### Schools:

Grange Primary School 0.3 miles  
The Welldon Park Academy 0.4 miles  
Roxeth Mead School 0.5 miles



### Train:

South Harrow 0.4 miles  
Northolt Park 1.0 miles  
Rayners Lane 1.6 miles



### Car:

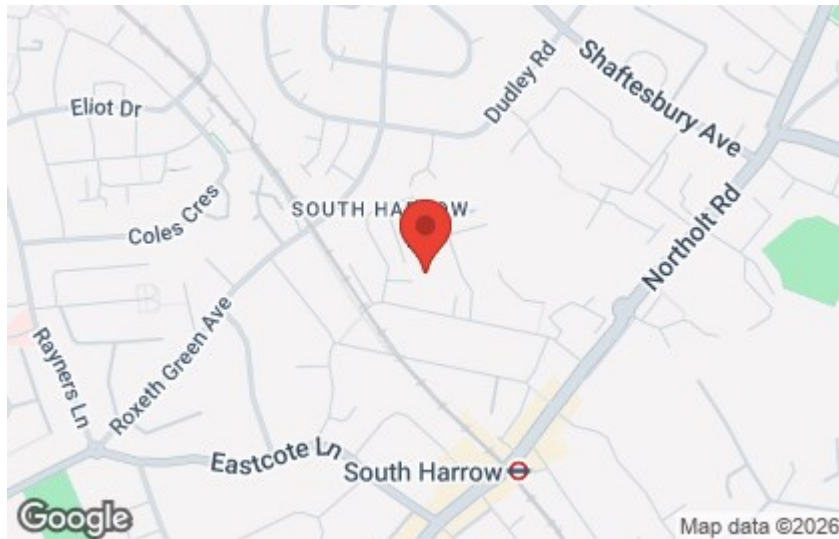
M4, A40, M25, M40



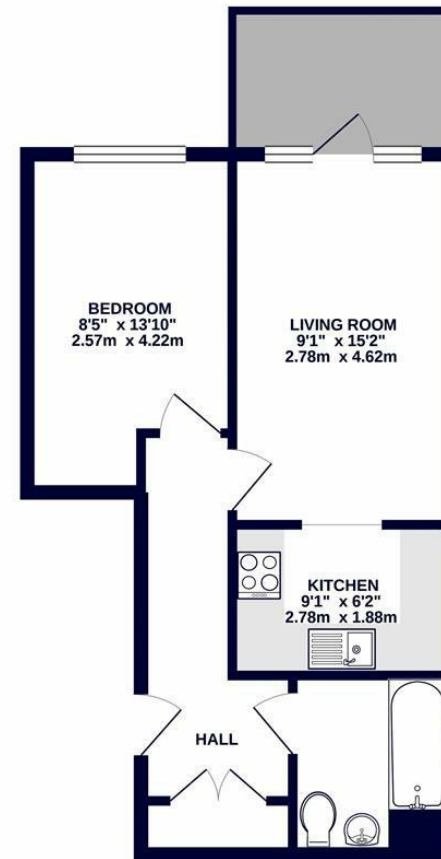
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.