



Hindes Road, Harrow, HA1 1SL

In Excess of £285,000 | Leasehold



LAWRENCE RAND





## Key Features & Description

- One bedroom duplex flat
- No Upper chain
- Modern kitchen & bathroom
- Immaculate condition throughout
- Private section of garden
- In the heart of Harrow
- Comes with a long lease

This luxury one-bedroom duplex flat offers stylish, contemporary living in an exceptional central location. The bright and airy reception room is beautifully enhanced by a large bay window, flooding the space with natural light and creating a welcoming atmosphere. A modern, fully integrated kitchen and sleek bathroom are finished to a high standard, perfectly balancing design and functionality. The spacious double bedroom features built-in storage providing excellent space without compromising on elegance. Enjoy the added benefit of a well tended private section of the garden — ideal for relaxing or entertaining.

Situated in the heart of Harrow on the Hill, just moments from the station and the shops, cafés and amenities of Harrow Town Centre, this impressive home delivers luxury, comfort and convenience in equal measure.

*Presented with care by Lawrence Rand—helping you find the place you'll love to call home.*







## Nearest Stations

Harrow-on-the-Hill Station (Underground & National Rail) – 0.4 miles

Harrow & Wealdstone Station (Overground & Tube) – t 0.5 miles

West Harrow Tube Station – 0.8 miles

## Additional Information

Council Tax band: D

EPC Energy Efficiency Rating: C

Tenure: Leasehold, 114 years remaining

Ground rent £435pa

Parking permit £60pa

## Suppliers

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

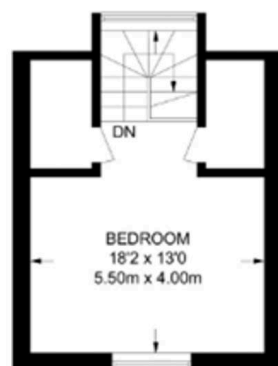
## Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

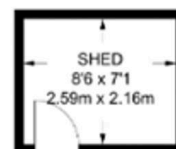
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



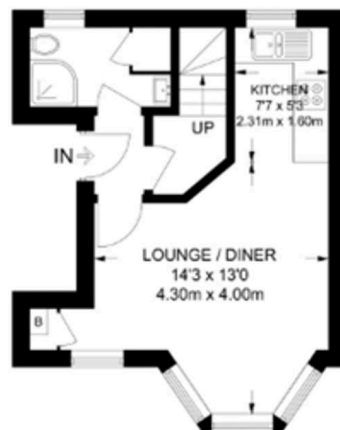
APPROXIMATE FLOOR AREA = 508 SQ FT / 47.2 SQ M  
SHED = 60 SQ FT / 5.6 SQ M  
TOTAL = 568 SQ FT / 52.8 SQ M



**SECOND FLOOR**  
224 SQ FT / 20.8 SQ M



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**FIRST FLOOR**  
284 SQ FT / 26.4 SQ M



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[Sales@lawrence-rand.co.uk](mailto:Sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk](http://www.lawrence-rand.co.uk)

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