

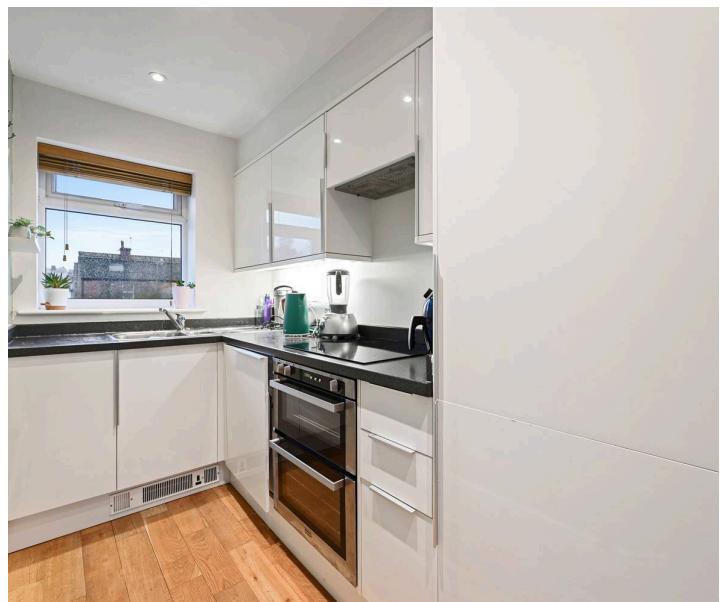


Hindes Road, Harrow, HA1 1SL

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) – 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

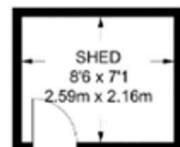
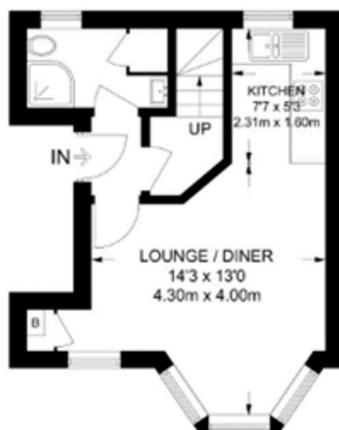
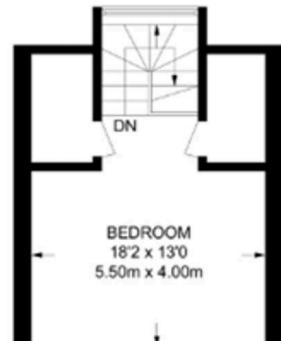
Heating: Gas central heating

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



Lawrence Rand
51 Victoria Road, Ruislip – HA4 9BH
01895 632211
Sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.