



## 1 bed flat to buy in HA1

Harrow View, Harrow, HA1 4GP

**£240,000** Starting Bid

🛏 x1 🚿 x1 🚿 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ One Bedroom New Build
- ✓ Integrated Appliances
- ✓ Chain Free Sale
- ✓ Exceptional Finish
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Lawrence Rand are pleased to present this beautifully designed one-bedroom apartment, set on the second floor of this popular modern development. The property offers a bright and spacious open-plan kitchen/living area with integrated appliances and direct access to a generous balcony — perfect for enjoying natural light throughout the day.

The bedroom and bathroom are both well-proportioned, and the flat benefits from excellent built-in storage as well as underfloor heating throughout, adding to the overall comfort and lifestyle appeal.

Residents also enjoy outstanding on-site amenities including a gym, café, restaurant and supermarket, providing exceptional convenience right on your doorstep.

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

### Additional Information

Council Tax band: C

Tenure: Leasehold, 990 years remaining

Service Charge £2134.19pa, Ground Rent £330pa

EPC Energy Efficiency Rating: B

### 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

EPC Rating: B

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 990

Annual Ground Rent Amount: £330.00

Annual Service Charge Amount: £2,134.00

Price: Starting Bid £240,000

Property Type: Flat

Parking: On Street

Year built: 2020

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

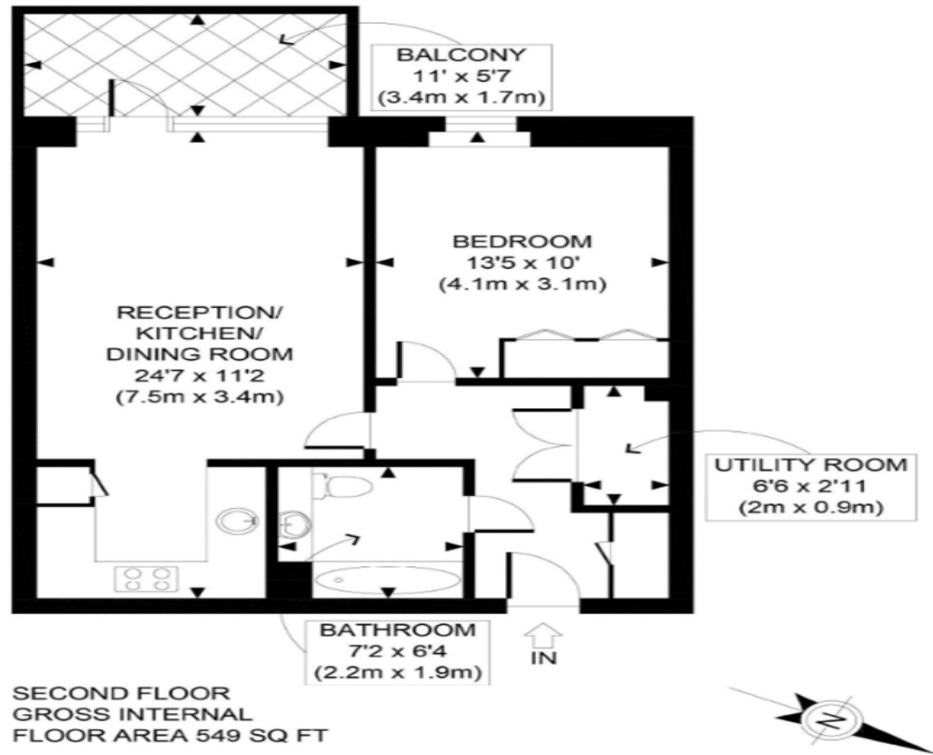
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



**APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**Cadmium Apts**

date 03/10/24

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   | 85                         | 85        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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