david conway

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Emerald Court | Drinkwater Road | West Harrow | HA2 0FR

We are very pleased to bring to the market a modern and spacious penthouse suite perfect for entertaining due to the larger than average reception areas. Boasting panoramic skyline views this beautiful apartment offers luxury yet affordable living. Perfect for young families and professionals. Easy access to central London plus close to local tube stations and bus services. Please note that we are advised a EWS1 form has recently been issued stating there are no cladding or other fire safety risks existing in this building.

Asking Price Of £345,000

Leasehold

- 3rd Floor Apartment
- Immaculately Presented Property
- 2 Double Bedrooms
- Master Bedroom with En-Suite Bathroom
- Open Plan Living Area
- Balcony
- Double Glazing
- Gas Central Heating
- Lease 115 years
- Ideal Location

Property Description

INTERNALLY

Beautifully presented larger than average 3rd floor penthouse suite apartment with entryphone system, front door of property opens into wide hallway with a large built in utility cupboard housing megaflow boiler and washing machine and watertank, the hallway has doors to second bedroom which is a bright double room, master bedroom with fitted cupboard space and an en-suite shower room with enclosed shower cubicle, with pedestal wash basin and wc. Contemporary family bathroom with panel enclosed bath, wc, vanity wash hand basin heated ladder towel rail and large mirror, tiled walls and floor. The open plan kitchen/dining/lounge area is a lovely bright living space, the stylish well fitted kitchen area has plenty of storage with wall and base units, integrated appliance, oven, electric hob and extractor, granite worktops and splashbacks, in the lounge area there is a large window and a door opening onto the balcony.

EXTERNALLY

Balcony offering fabulous skyline views. On road parking

LOCATION

The property is located 0.6 of a mile from South Harrow. Piccadilly and Metropolitan Line stations and buses offer easy access into central London. There are many local schools nearby including Welldon Park Primary School, Roxeth Primary School, Grange Primary School, St Anselm's Catholic Primary School,Whitmore High School.

Tenure

Leasehold - Lease 115 years

Ground Rent £200 per annum (as advised)
Service Charge £1,252.08 per annum (as advised)

Council Tax Band

C £1,744 per anuum

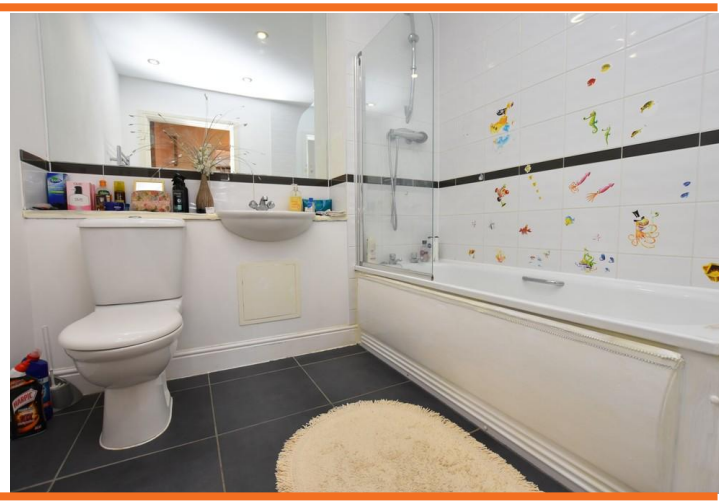
Viewing Arrangements

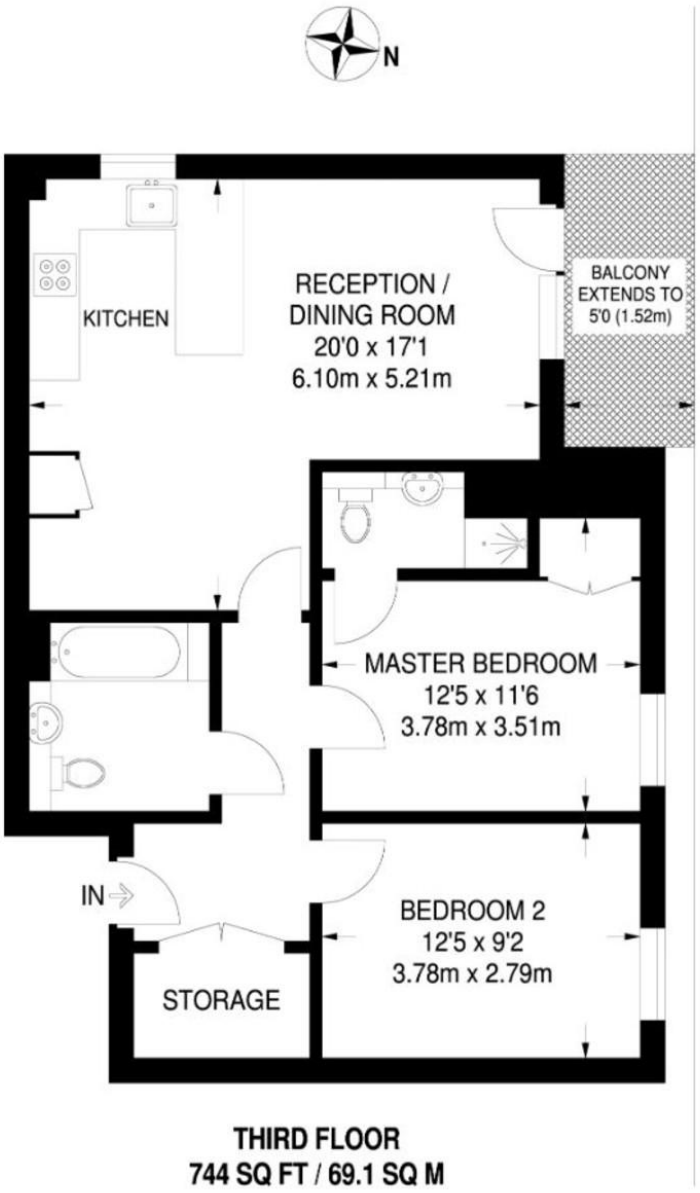
Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

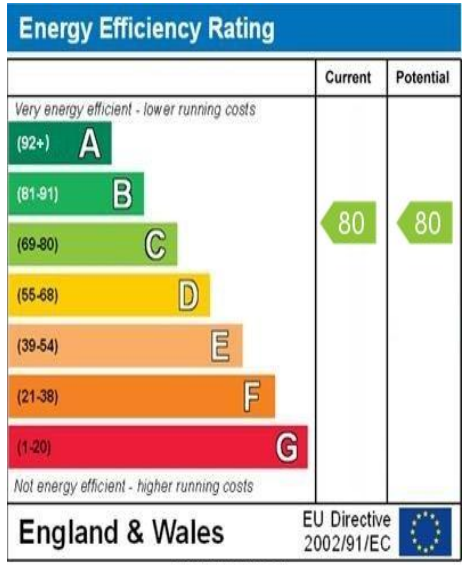
(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





THIRD FLOOR
744 SQ FT / 69.1 SQ M



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