



Bridge Court | Stanley Road | South Harrow | HA2 8FE

Guide Price £270,000

Offering two double bedrooms, underground parking and marketed with no upper chain this development is set in the heart of South Harrow. With a balcony off of the bedroom the property comes with allocated parking and there is an entryphone system as well as lifts to all floors. Call now to book your viewing

- 4th Floor Flat with Lift
- 2 Double Bedrooms
- Entryphone System
- Open Plan Fitted Kitchen
- Gas Central Heating, Double Glazing
- Lease 143 Years
- No Upper Chain
- Balcony
- Allocated Secure Parking



INTERNALLY 4th floor flat with a communal entrance and lift. The entrance door of this modern flat opens into smart a hallway with wooden flooring, entryphone system and a large storage cupboard which also houses the electric meter and the boiler. The property comprises a lounge/diner which is open plan to a well presented fitted kitchen with matching wall and base units, integrated appliances, built under oven with hob and extractor over and part tiled walls, two double bedroom, one of the bedrooms has a glazed door with windows either side opening onto a balcony, modern bathroom with panelled bath, vanity wash basin and low level w.c. With the exception of the bathroom and kitchen area the wood flooring continues throughout the property. The property has gas central heating and double glazing.

EXTERNALLY Balcony with views over development. Allocated secure gated parking space. Door from communal landing to roof terrace.

LOCATION Bridge Court is located on Stanley Road just off Northolt Road, South Harrow centrally located for South Harrow Piccadilly Tube and Bus Station just 420 yards away. With South Harrow's busy shopping centre with cafes, restaurants and shops Grange Primary and Whitmore High School are just over 600 yards from the property along with numerous other schools within the proximity. Close by is the convenience of Waitrose along with outdoor shopping area with Dunelm Mill, Homesense and Sports Direct.

Lease 143 years (as advised)

Service Charge £4,133.64 per annum including central heating, water bills and building insurance (as advised)

Ground Rent £150 per annum (as advised)

Council Tax Band C £1744 per annum

Estimated Rental Income pcm £1,300 including hot water and central heating

Bridge Court, Harrow, HA2 8FE

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft

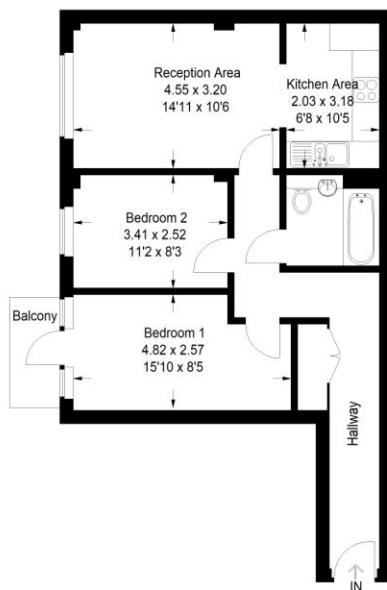


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID737837)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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