



HARROW ROAD, W10  
£600,000 LEASEHOLD

## A FANTASTIC TWO BEDROOM FLAT WITH A SIZABLE SOUTH FACING ROOF TERRACE

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## DESCRIPTION:

A fantastic, bright and spacious apartment set within luxury development on the Grand Union Canal. Set on the first floor, the property comprises a light and spacious fully fitted open plan kitchen reception room with modern fixtures and fittings, high spec bathroom, two good size double bedrooms and an en suite shower room. The flat also offers under floor heating, wooden floors throughout and a fantastic large south facing roof terrace overlooking the canal.

This stunning development is ideally located for Kensal Rise, Kensal Green, Ladbrooke Grove and Notting Hill and within close proximity to underground and major bus routes.

## AT A GLANCE

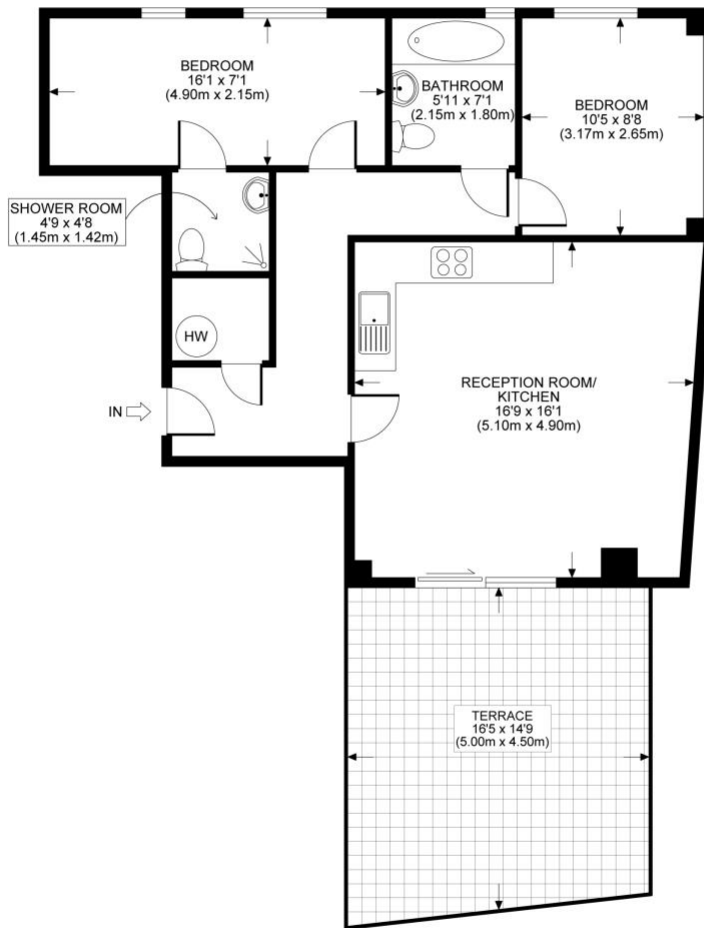
- Two Double Bedrooms
- Two Bathrooms (one en-suite)
- Very Large South Facing Roof Terrace
- Canal Facing
- Wooden Floors Throughout
- Fully Integrated Kitchen
- Open-plan Kitchen/Reception Room







HARROW ROAD, W10  
 TOTAL APPROX. FLOOR PLAN AREA 665 SQ.FT. (62 SQ.M.)  
 FIRST FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		81	81
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 114 year and 5 months expires 01/01/2139

**Service Charge:** £3045 per annum

**Ground Rent:** £ 450 Annually

**Council Tax Band:** Westminster Band D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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