



ST. ANNS ROAD, MIDDLESEX, HA1
OIEO £350,000 LEASEHOLD

CALLING ALL FIRST TIME BUYERS!!

Tenure: Leasehold
Term: 131 year and 3 months
Service Charge: £3187.53 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: D

Harrow | 020 8861 3933 | harrow@winkworth.co.uk



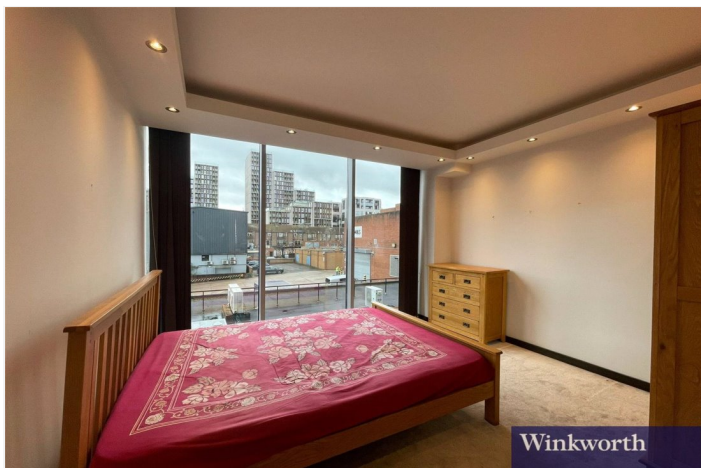
DESCRIPTION:

Winkworth Harrow is delighted to introduce this immaculate two bedroom, apartment in one of Central Harrow's sought after developments.

This modern two-bedroom upper floor apartment with lift access, located in a sought-after area. The apartment boasts a bright and spacious open-plan living area, perfect for entertaining guests or relaxing after a long day.

The modern kitchen is fully equipped with high-quality appliances and ample storage space. Both bedrooms are generously sized and offer plenty of natural light. The property benefits from residents' parking and is situated in a purpose-built development, providing a secure and peaceful environment.

With excellent transport links and local amenities nearby, this apartment is perfect for professionals or small families looking for a contemporary home in a prime location.

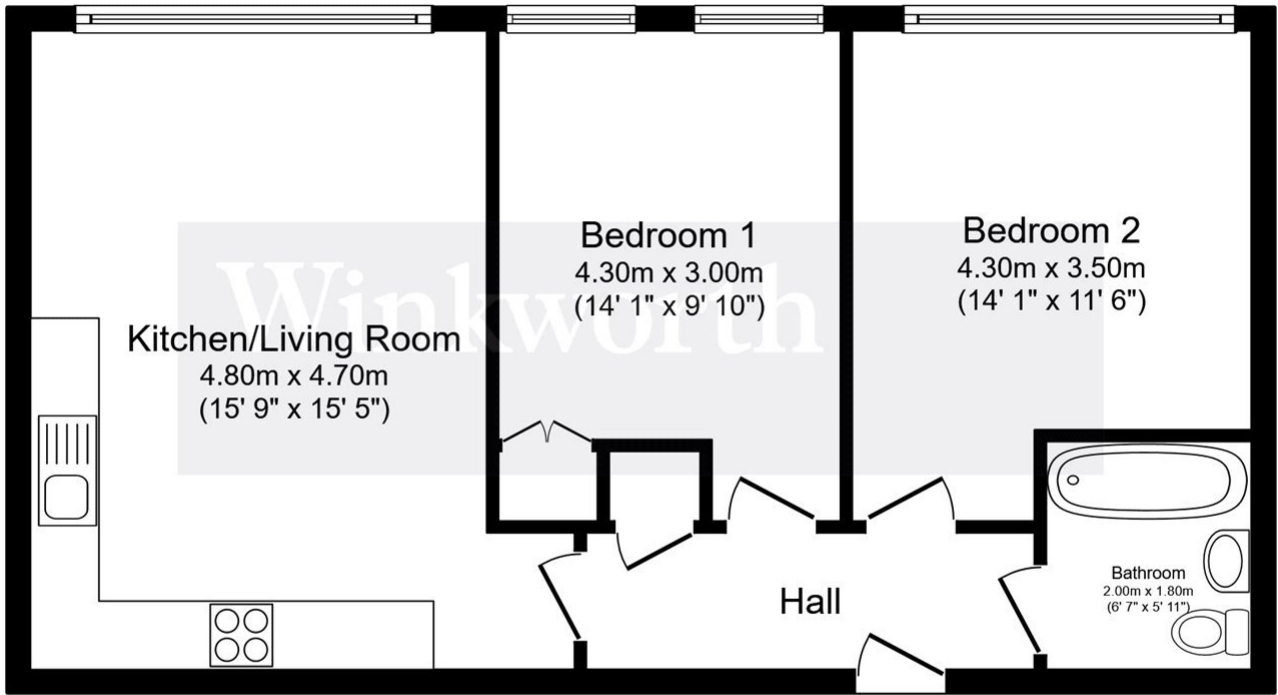




Winkworth



Winkworth



Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		