



**SATURN HOUSE, STATION ROAD, HA1**

**£375,000 LEASEHOLD**

**CALLING ALL FIRST TIME BUYERS!**

**Tenure: Leasehold**

**Term: 118 year and 7 months**

**Service Charge: £1200 per annum**

**Ground Rent: £250 Annually (subject to increase)**

**Council Tax Band: D**

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



### DESCRIPTION:

Situated in the heart of Central Harrow is this charming two bedroom apartment, comprising of two large double bedrooms, fully fitted bathroom, modern kitchen and a light filled open plan living area.

This flat and boasts a bright and inviting atmosphere throughout and is ideal for those seeking a peaceful and comfortable living space.

A modern and well-presented, two bedroom, fourth floor apartment with lift, situated within easy reach of local shops, fine dining restaurants and transport, including Harrow and Wealdstone Station. This attractive modernised apartment benefits from direct access to the communal grounds.

One of the highlights of this property is its balcony, offering a private outdoor retreat where residents can unwind and soak in the surrounding views.







Total floor area 103.8 sq.m. (1,117 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](http://www.focalagent.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	