

PETERBOROUGH ROAD, HA1  
£330,000 LEASEHOLD

## MODERN LIVING IN A PRIME LOCATION

Tenure: Leasehold  
Term: 241 year and 0 months  
Service Charge: £1059.18 per annum  
Ground Rent: £250 Annually (subject to increase)  
Council Tax Band: Cs

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

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### DESCRIPTION:

Located within Central Harrow, this one bedroom apartment is elegantly designed with modern finishes, creating a welcoming and stylish living space.

The highlight of this apartment is the private balcony, providing a peaceful outdoor space where you can relax and unwind. With lift access to the upper floor, convenience is at your fingertips.

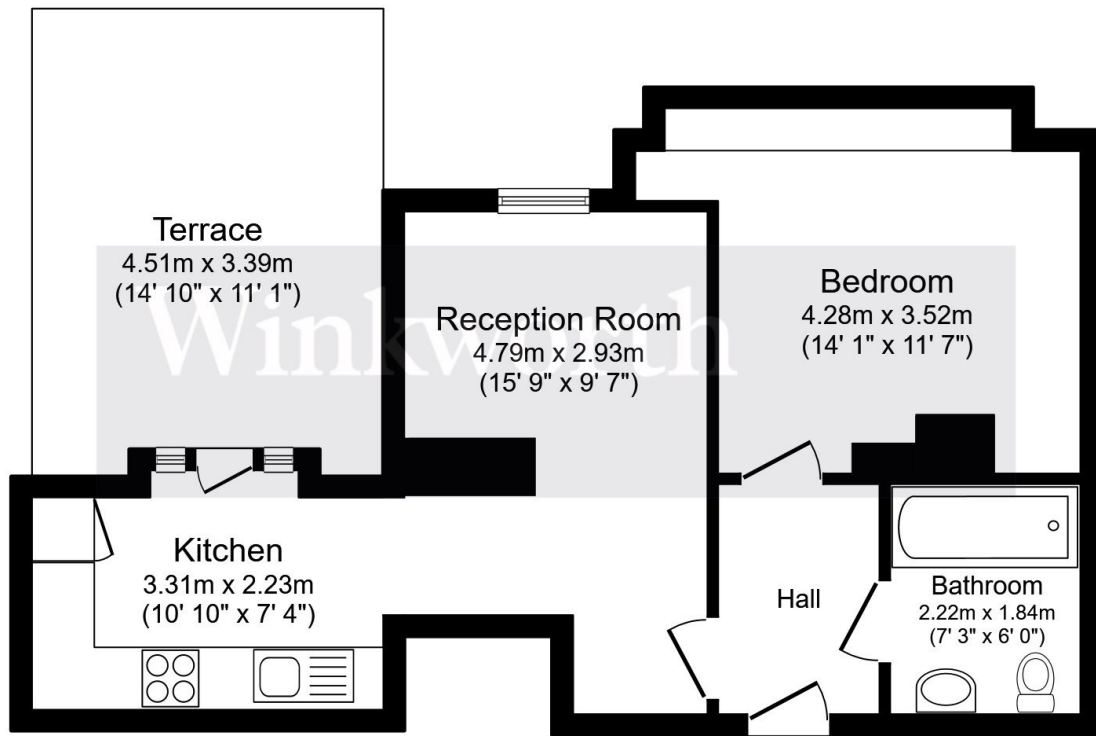
Residents can benefit from the convenience of residents parking, ensuring a stress-free arrival home.

The location is unbeatable, with trendy shops, restaurants, and cafes just a short stroll away. Transport links are easily accessible, making it convenient to explore the rest of the city.

This property is ideal for professionals looking for a stylish city pad or couples seeking a comfortable home in a sought-after area.







Total floor area 41.5 m<sup>2</sup> (447 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)

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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