



HARROW ROAD, W10  
£475,000 SHARE OF FREEHOLD

## A FANTASTIC ONE BEDROOM FLAT OVERLOOKING THE STUNNING PEACEFUL UNION CANAL

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## DESCRIPTION:

Located on the second floor (with lift) of this purpose-built secure block, lies this great one bedroom flat. The property boasts a large open plan kitchen/reception with Juliet balcony overlooking the peaceful canal. The flat has a large double bedroom also looking over the canal, a good sized modern bathroom and plenty of storage. A great opportunity for home buyers with the stamp duty savings and investors alike.

The property is situated closely to both the amenities of Ladbroke Grove and Kensal Rise. The property is within walking distance of Golborne Road and Portobello Road with their array of shops, bars and restaurants. Local underground stations include Ladbroke Grove and Queens Park and overground trains are close by at Kensal Rise and Kensal Green stations.

## AT A GLANCE

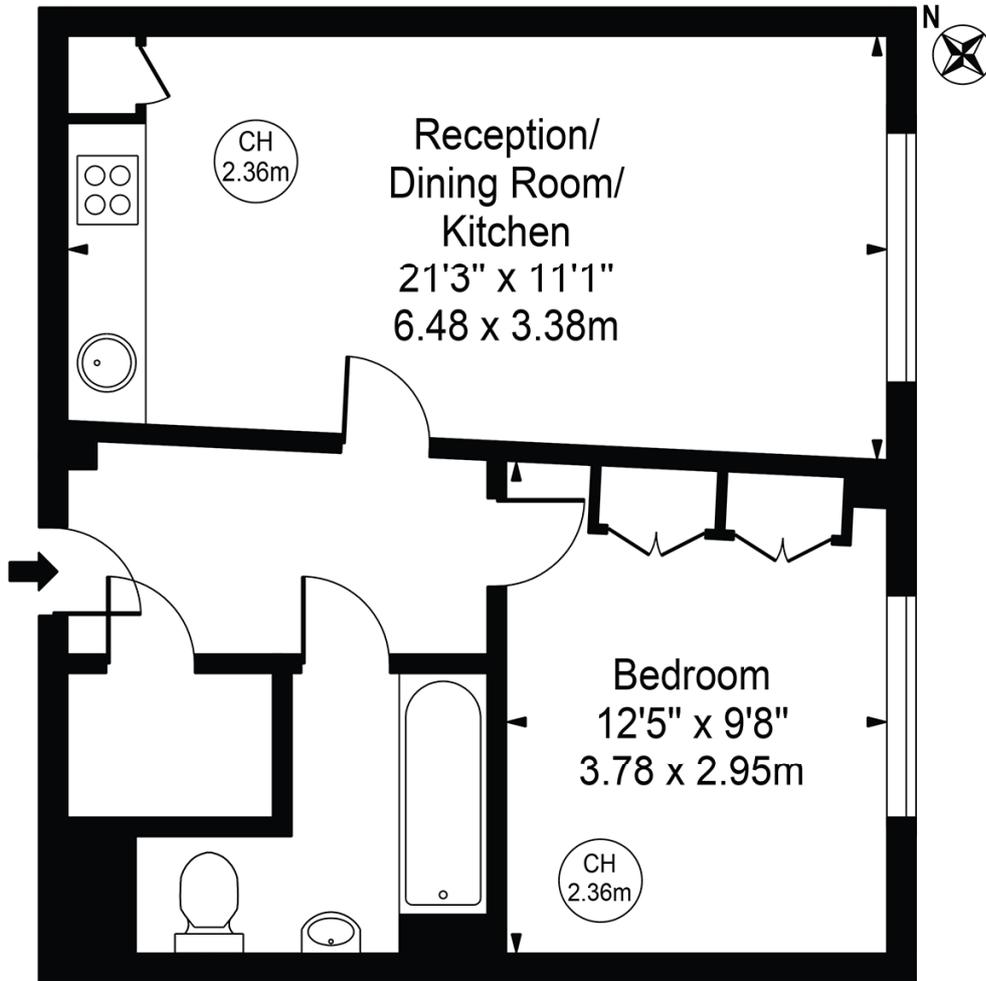
- Second Floor Modern Flat
- Lift
- Canal Facing Open-Plan Kitchen/Living Room
- Modern Fully Fitted Kitchen and Bathroom
- Excellent Condition
- Underfloor Heating
- EPC Rating B





# Harrow Road

Approx. Gross Internal Area 493 Sq Ft - 45.80 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

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)	A		
(81-91)	B	81	81
(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	

**Tenure:** Share of Freehold

**Term:** 991 year and 5 months

**Service Charge:** £2,000 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** TBC

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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