



Palmerston Court, Stanley Road, Harrow, HA2 8AS

**Asking Price £235,000**





**Palmerston Court, Stanley Road,  
Harrow, HA2 8AS**

This well-presented ground-floor flat in Palmerston Court, Stanley Road, Harrow (HA2 8AS), offers a spacious one-bedroom layout with a bright living room, a separate modern kitchen with integrated appliances, and a contemporary bathroom. Featuring gas central heating, double glazing, an entry phone system, communal gardens, and allocated parking, the property is ideally located just a 5-minute walk from South Harrow's high street, Piccadilly Line tube station, and bus links. Leasehold with 103 years remaining, it falls under Council Tax Band C (£2,032 per annum) with a service charge of £1,500 and ground rent of £125 per annum. This is a great opportunity for first-time buyers or investors with no onward chain.

- Ground Floor Flat
- One Double Bedroom
- Separate Kitchen
- Modern Bathroom
- Entry Phone
- Communal Gardens
- Allocated Parking
- Lease 103 years
- 550 Yards to tube, Bus and Shops
- No Chain - Ideal for Buy to Let Investor or First Time Buyer





**INTERNALLY**

Well presented, good size one double bedroom ground floor flat within this small private development. The property has the added convenience of a porch and comprises of a a bright living room. Separate modern fitted kitchen with integrated fridge/freezer, washing machine, oven and gas hob. A double bedroom with fitted wardrobes. Partially tiled modern bathroom with w.c. and wash hand basin vanity unit. Gas central heating and double glazed. Entryphone system.

**EXTERNALLY**

Communal gardens and allocated parking

**LOCATION**

Ideally situated approximately 5 minute walk to South Harrow's main thoroughfare with various shops, restaurants and convenience stores including an Aldi supermarket. and South Harrow's Piccadilly Line tube and bus stations.

**ADDITIONAL INFORMATION**

Council Tax Band C £2032 per annum  
Leasehold - 103 years remaining on Lease  
Ground Rent £125 per annum  
Service Charge £1,500 per annum  
(all above as advised)



**Council Tax Band: C**

Leasehold

Floor Plan



ESTIMATED GROSS INTERNAL FLOOR AREA  
477 SQ FT / 44.32 SQ M

Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: [sales@davidconway.co.uk](mailto:sales@davidconway.co.uk) <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

