

Echo Court, 1 Sherwood Road, Harrow, HA2 8FL

Asking Price £420,000



2



2



1

**Echo Court, 1 Sherwood Road,
Harrow, HA2 8FL**

A luxury two-bedroom penthouse, two-bathroom apartment with private balcony, secure parking and long lease, ideally located just a short walk from South Harrow station.

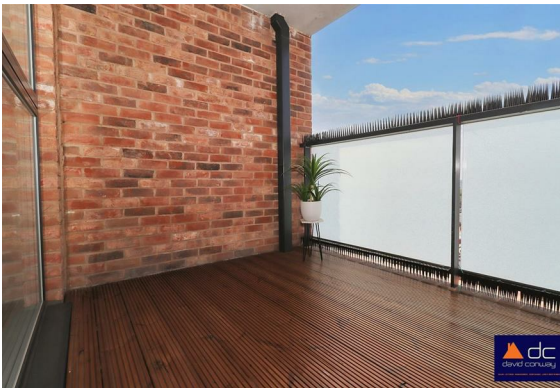
Set on the 7th (top) floor, this stylish home offers a spacious open-plan reception and kitchen with modern appliances, opening onto a large private balcony with far-reaching views. The master bedroom features a built-in wardrobe and en-suite shower room, while the second double bedroom is served by a family bathroom. Additional benefits include a generous storage cupboard, double glazing, underfloor heating, one allocated parking space in the secure underground car park and access to communal garden.

Located moments from South Harrow's shops, cafés and Piccadilly Line station, the property also enjoys excellent access to local schools including Welldon Park Academy and St Dominic's Sixth Form College. With a long lease of approximately 243 years remaining, this is an excellent opportunity for professionals, first-time buyers, or investors.

- Luxury Penthouse Apartment
- Two Double Bedrooms
- Master Bedroom Has En-Suite And built In Wardrobe
- Open Plan Kitchen/Reception Area
- Two Contemporary Bathrooms
- Large Private Balcony
- Underfloor Heating
- One Allocated Secure Parking Space
- Lease 243 Years approx remaining (as advised)
- Ideally Located Close to Shop and Station

Council Tax Band: D

Leasehold





INTERNALLY

As you enter this luxury penthouse flat, you are greeted by a spacious entrance hallway. To the right is a stylish family bathroom, and to the left is a large storage cupboard. There is a generous open plan reception and kitchen area. The well appointed fitted kitchen features integrated appliances. bright reception room with glazed door opening onto a private balcony. The apartment includes two double bedrooms. One bedroom includes a built in wardrobe and an En-suite bathroom.

EXTERNALLY

Allocated parking space in secure underground bay. Balcony with a stunning view. Access to communal garden.

LOCATION

Located just a short walk from South Harrow's local amenities, this property is situated a short walk from South Harrow Underground Station on the Piccadilly Line, with great transport links. Local schools include The Weldon Park Academy and St . Dominics Sixth Form College, both less then a mile away. South Harrow high street also offers shops such as Waitrose, Aldi and Iceland.

ADDITIONAL INFORMATION

Council Tax Band D - £2396

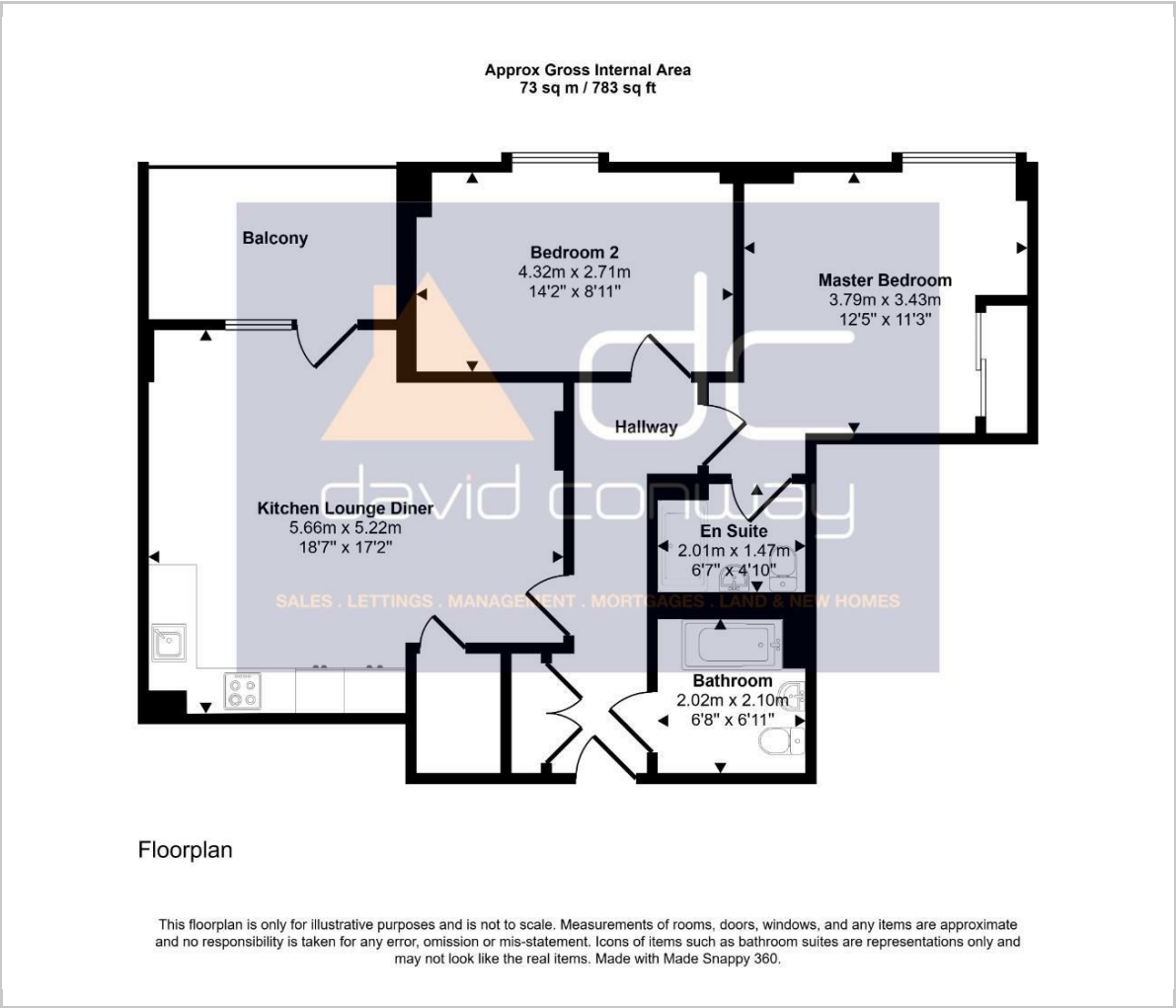
Lease Years Remaining - 243 years approximately

Ground Rent - £400.00

Annual Service Charge - £2812.00



Floor Plan



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 <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

