



Bridge Court, Stanley Road, South Harrow, HA2 8FE

**Asking Price £285,000**



David Conway



**Bridge Court, Stanley Road, South Harrow, HA2 8FE**

A two double bedroom flat situated on the fourth floor of a modern lift-serviced development in the heart of South Harrow. The property features an open-plan lounge and fitted kitchen with direct access to a private balcony, a family bathroom, gas central heating, and double glazing throughout. With a long lease of 139 years remaining, this bright and spacious apartment also benefits from an entry phone system and ample storage. Ideally located just moments from South Harrow's Piccadilly Line station, bus hub, and high street amenities including Aldi, Waitrose, and a range of local schools.

- 4th Floor Flat
- Lift Serviced
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Bathroom
- Balcony
- Entry Phone System
- Close to Shops and Tube
- Lease 139 years remaining





INTERNALLY

The entrance door of this 4th floor flat opens into a hallway with wooden flooring, entryphone system and a large storage cupboard which also houses the electric meter and the boiler. The property comprises of a lounge/diner which is open plan to a fitted kitchen part tiled walls, matching wall and base units, built under oven with hob and extractor over. The lounge area has a glazed door with windows either side opening onto a balcony. There are two double bedrooms and a bathroom with vanity wash basin, wc with concealed cistern, panel enclosed bath with shower over and part tiled walls. The property has gas central heating and double glazing.

EXTERNALLY

Balcony

LOCATION

Bridge Court is located on Stanley Road just off Northolt Road, South Harrow centrally located for South Harrow Piccadilly Tube and Bus Station just 420 yards away. With South Harrow's busy shopping centre with cafes, restaurants and shops which includes an Aldi Supermarket. Grange Primary and Whitmore High School are just over 600 yards from the property along with numerous other schools within the proximity. Close by is the convenience of Waitrose and a petrol station.

ADDITIONAL INFORMATION

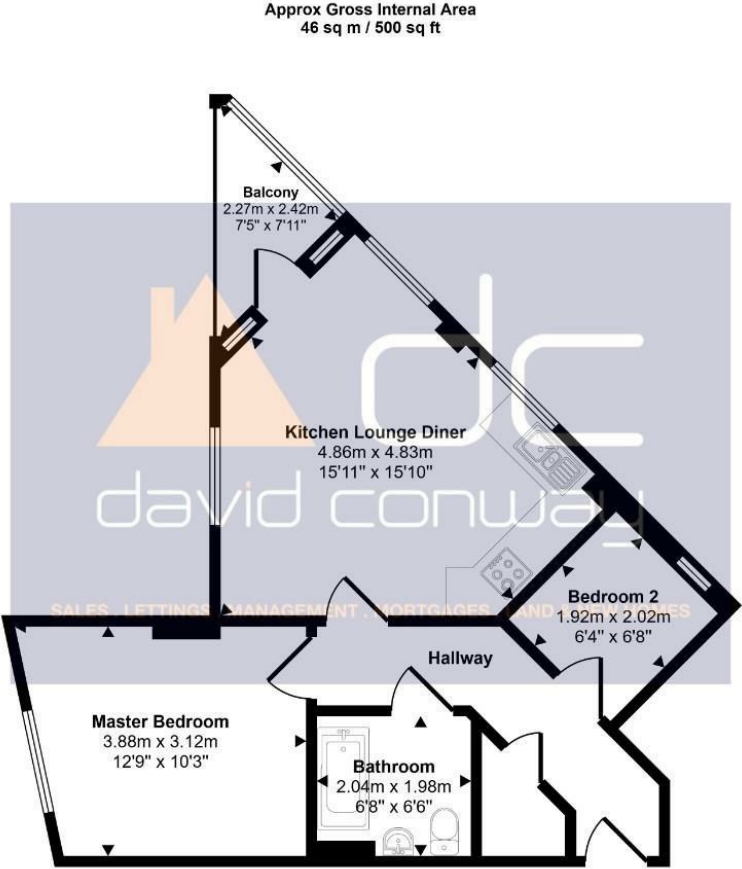
Council Tax Band C £2,130.00 per annum  
Annual Service Charge £2,982.82 per annum  
Ground Rent £120.00 per annum  
Remaining Lease 139 years  
(all above as advised)

**Council Tax Band: C**

Leasehold



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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Area Map



Energy Efficiency Graph

