



Bovis House, 142 Northolt Road, Harrow, HA2 0EG

Asking Price £210,000 Leasehold

BUY TO LET INVESTORS ONLY!!

INCLUDES ALLOCATED PARKING. A modern, luxury fourth-floor studio apartment in Bovis House, Northolt Road, Harrow, HA2 0EG, with allocated parking. This contemporary property, built in 2015, features an open-plan living area with a well-equipped kitchen, including integrated appliances, a spacious hallway with storage, and a fully tiled separate bathroom. Benefits include gas central heating, double glazing, lift access, and an allocated parking bay. Situated just 200 yards from South Harrow Tube Station, the apartment provides excellent access to local amenities such as Waitrose, Aldi, and various restaurants. The property is available on vacant possession, the lease has approx 140 years remaining, Council Tax Band B, with service charges of £835 per annum and a ground rent of £250 per annum.

Currently let on an AST at a monthly rental of £1,200pm. Gross Yield

6.9% 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.

- Studio Flat
- Fourth Floor
- Open Plan Living Room/Kitchen
- Fully Tiled Separate Bathroom
- Allocated Parking Bay
- Modern Development Built 2015
- Gas Central Heating/Double Glazing
- Lift Access
- 200 Yards From Tube
- Leasehold 140 Years Remaining



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INTERNALLY

This is a modern luxury fourth floor studio apartment. The property has a communal ground floor entrance with a secure entry system. The apartment can be accessed via the lift or stairs. This studio apartment benefits from a spacious hallway with storage cupboard, a bright and airy open plan living area/kitchen with double glazed front aspect window. The kitchen comprises of matching wall and base units, electric hob with extractor fan over, built in under oven and integrated appliances including a dishwasher and washing machine. The separate fully tiled bathroom compromises of a tiled enclosed bath tub with shower unit and screen, WC, heated towel rail, wall hung hand basin and large mirror.

EXTERNALLY

The property comes with its own allocated parking bay.

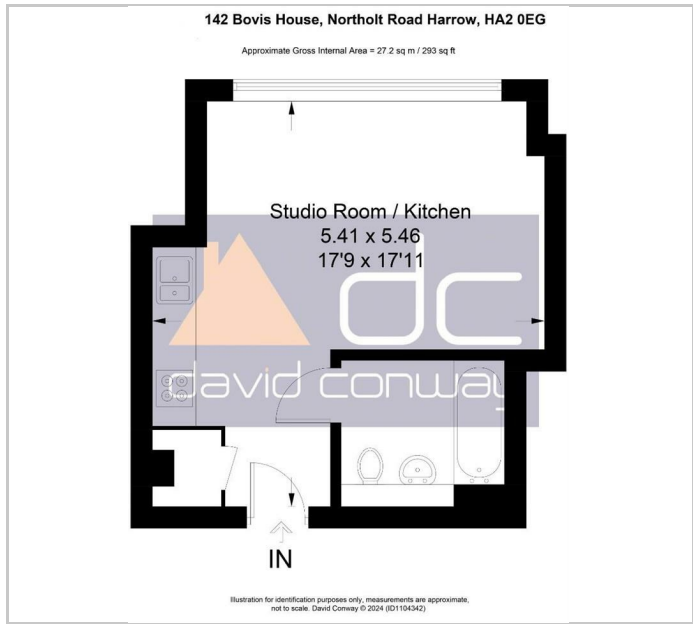
LOCATION

Bovis House is located on Northolt Road just two minutes walk to Waitrose, three minutes to South Harrow Station and main thoroughfare with shops including Aldi, Iceland and a number of restaurants.

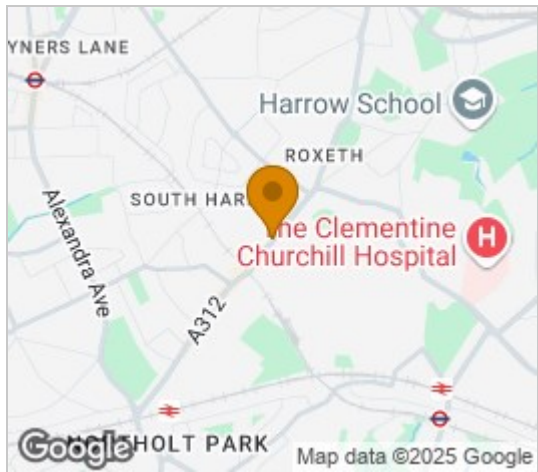
ADDITIONAL INFORMATION

Council Tax Band B - £1,778.24 per annum
Leasehold approximately 140 years remaining
Service Charge - £835.00 per annum
Ground Rent - £250.00 per annum
Currently let on an AST at a monthly rental of £1,200pm. Gross Yield 6.9%.
(all above as advised)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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