



Echo Court, Northolt Road, Harrow, HA2 0FU  
**Offers Over £280,000**

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## Echo Court, Northolt Road, Harrow, HA2 0FU

This stunning one bedroom apartment is only four years old in build and is located within just a few minutes walk of South Harrow Underground Station. With a substantial balcony giving you dedicated outside space the room sizes are substantial internally and internal viewing is essential to appreciate the internal condition.

- Third Floor Apartment
- One Double Bedroom
- Open Plan Living Area
- Open Plan Fitted Kitchen
- Modern Bathroom
- Private Balcony
- Storage Cupboards
- Leasehold 246 years remaining
- Double Glazing & Underfloor Heating
- No Stamp Duty For First Time Buyers



## INTERNALLY

This is well presented third floor apartment. The front door opens into hallway with video entry phone system, multiple storage cupboards and doors leading off into a open plan kitchen/diner with floor-to-ceiling windows allowing in plenty of natural light and door leading out to a private balcony. This area seamlessly integrates with a fully-equipped, modern kitchen that boasts matching base and wall units with LED spotlights, generous workspace, an electric hob with extractor fan over, a built-under oven, a stainless steel double sink and integrated appliances including a fridge freezer and dishwasher. The large spacious double bedroom benefits from floor to ceiling window and built in wardrobe. The modern partly tiled bathroom equipped with a bathtub with shower unit and screen, WC with concealed cistern and dual flush, hand basin and heated towel rail. The property benefits from double glazing throughout and underfloor heating in the bedroom, living room and hallway.

## EXTERNALLY

Private balcony.

## LOCATION

Echo Court is located within a minutes' walk to South Harrow's Piccadilly Line Tube and Bus Station and Northolt Park Station is just 0.7 miles away. Local shops and amenities along Northolt Road include South Harrow market, a number of restaurants, Waitrose, Iceland and Aldi. Bus services providing access to many localities run along the Northolt Road. A number of local schools include Roxeth Mead School and The Welldon Park Academy both 0.4 miles away, Orley Farm School and The John Lyon School both 0.5 miles away, Whitmore High School 0.7 miles away and St Dominic's Sixth Form College is 0.8 miles away.

## ADDITIONAL INFORMATION

Council Tax Band C - £2,032.28

Service Charge £1856.70 per annum

Ground Rent £300 per annum

Leasehold 246 years

(All above as advised)

**Council Tax Band: C**

Leasehold



## Floor Plan

### Echo Court Northolt Road Harrow, HA2 0FU

Approximate Gross Internal Area = 54.8 sq m / 590 sq ft

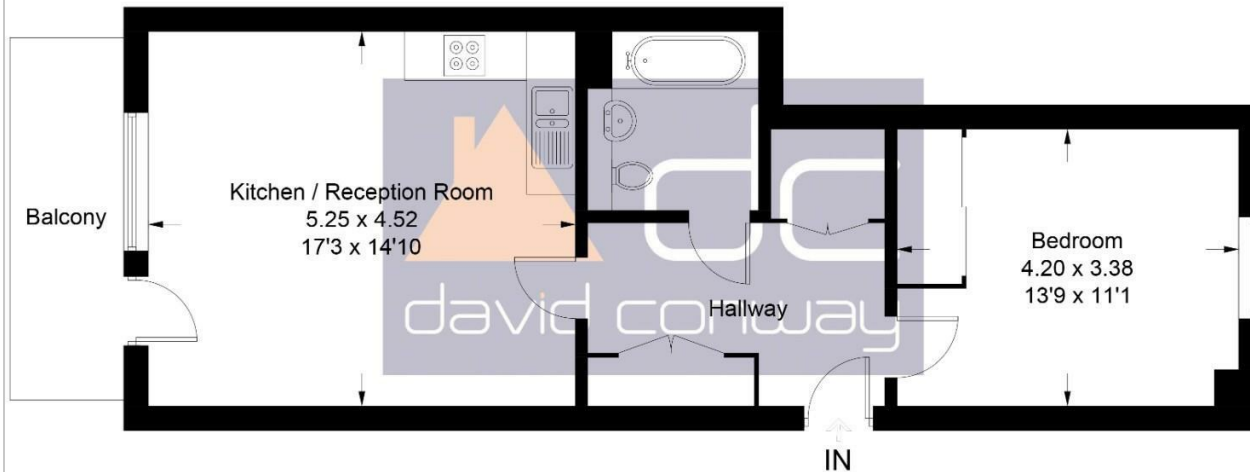


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2023 (ID1034582)

## Viewing

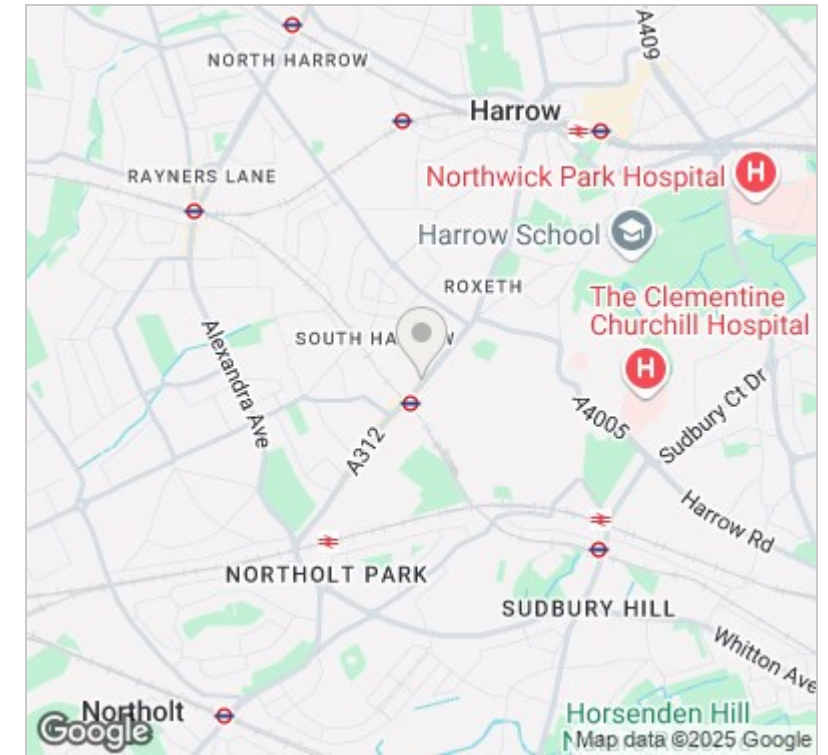
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	