



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

Asking Price £279,000

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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

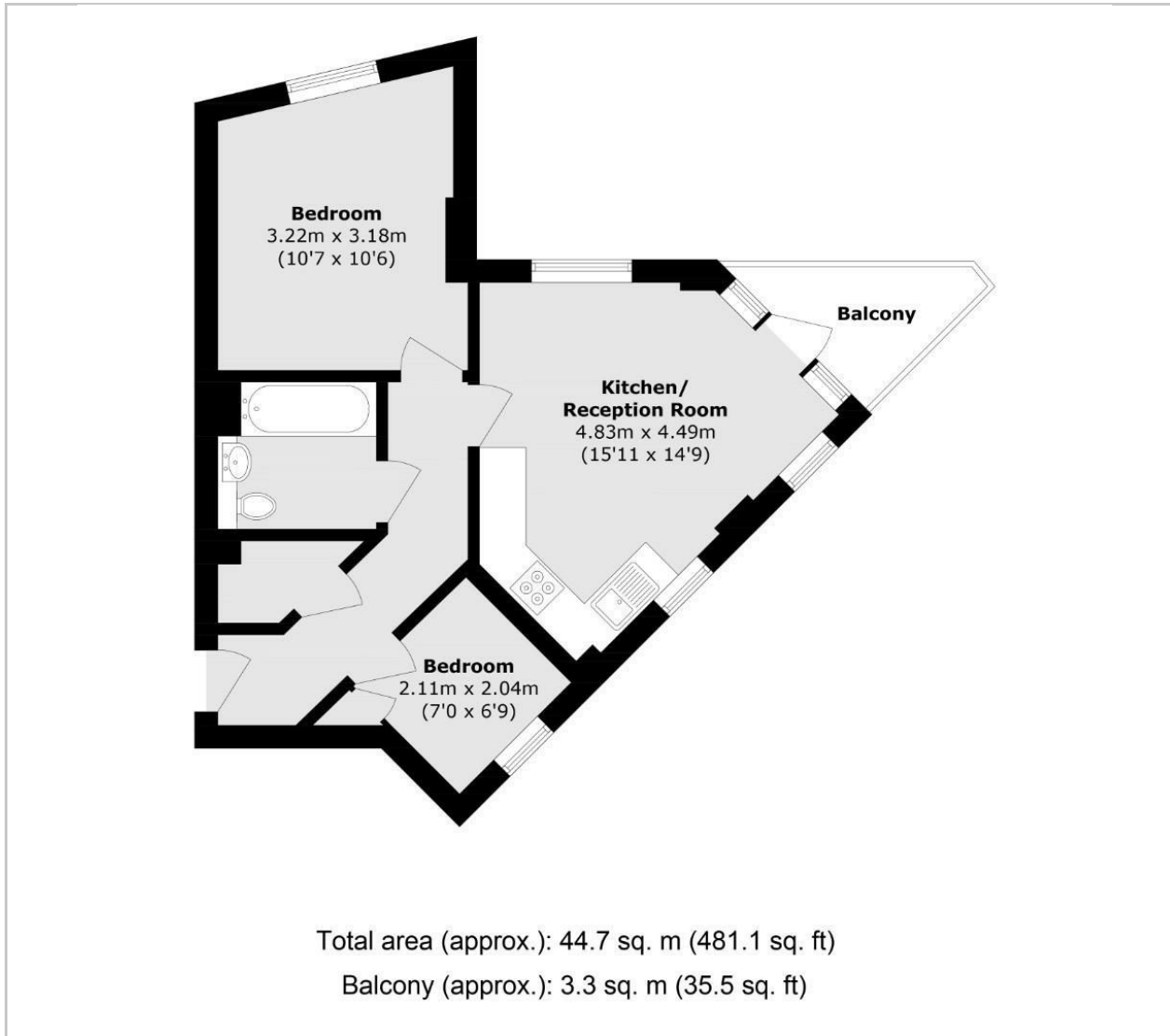
(all above as advised)

Council Tax Band: C

Leasehold



Floor Plan



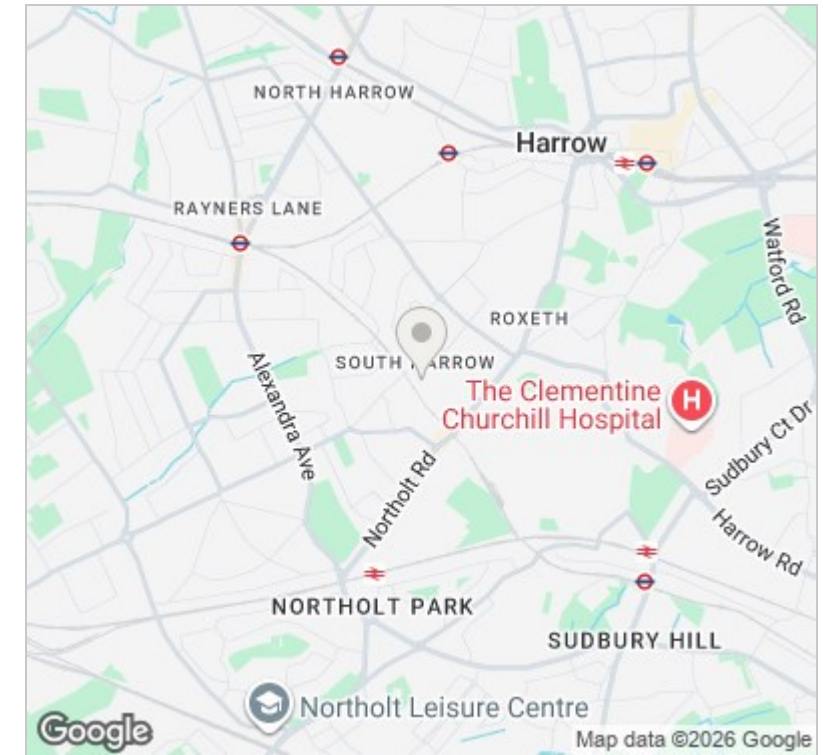
Viewing

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) A		
(81-91) B	82	82
(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	