



Padda Court, Northolt Road, South Harrow, HA2 0EJ

**Asking Price £305,000**

2 2 1 B

## **Padda Court, Northolt Road, South Harrow, HA2 0EJ**

Located just 500 yards from South Harrow Station, this well-presented two-bedroom, two-bathroom second-floor apartment offers modern living in a highly convenient location. The property features a spacious open-plan kitchen and reception area with integrated appliances, wood laminate flooring, and access to a private balcony – ideal for relaxing or entertaining. The master bedroom includes a contemporary en-suite, while a stylish family bathroom serves the second bedroom, which is perfect as a guest room or home office. Additional benefits include gas central heating, double glazing, secure entryphone access, and allocated gated parking. With a long lease of 114 years remaining and excellent access to local shops, schools, and transport links, this is an ideal purchase for first-time buyers, downsizers or investors.

- Two well-proportioned bedrooms, including a master with en-suite bathroom
- Spacious open-plan kitchen/living area with modern integrated appliances
- Private balcony accessed from the reception – ideal for morning coffee or evening wind-down
- Contemporary family bathroom with stylish tiling and heated towel rail
- Located on the second floor with secure entryphone system
- Gas central heating and double glazing throughout
- Wood laminate flooring to living areas and bedrooms for a clean, modern finish
- Allocated parking within a gated development
- Just 500 yards from South Harrow Station (Piccadilly Line)
- Long 114-year lease remaining



#### INTERNALLY

Accessed via a secure entryphone system, this well-presented second-floor apartment opens into a welcoming hallway with wood laminate flooring that continues throughout the living areas and bedrooms. The bright and airy reception room is open plan to a modern fitted kitchen, complete with integrated oven, gas hob, extractor hood, stainless steel sink with drainer, and a range of stylish wood-effect wall and base units. Patio doors lead to a private triangular balcony, providing a perfect space for morning coffee or evening relaxation. The master bedroom is a comfortable double, benefiting from a contemporary en-suite bathroom with a panel-enclosed bath, pedestal basin, WC, towel radiator, and tiled walls and flooring. The second bedroom is a generously sized single or small double—ideal as a guest room, nursery, or home office. A separate family bathroom mirrors the en-suite in both style and finish, also featuring a bath, basin, WC, and heated towel rail. The property further benefits from gas central heating, double glazing, and quality wood laminate flooring throughout the main living spaces.

The main bathroom mirrors the en-suite in design and finish, providing a second panel-enclosed bath, WC, pedestal basin, towel radiator, and full tiling.

Additional features include:

Double glazing throughout

Gas central heating

Wood laminate flooring throughout the living areas and bedrooms

#### EXTERNALLY

Externally, the property boasts a private balcony accessed directly from the living room, offering a peaceful outdoor space ideal for relaxing or entertaining. Additionally, it benefits from an allocated underground parking space within a secure gated development, providing both convenience and peace of mind.

#### LOCATION

Padda Court is conveniently located just 500 yards to South Harrow's Piccadilly Line Tube Station thus providing easy access to central London. In terms of schools there are numerous primary and secondary schools in the local vicinity including Weldon Primary School just 0.3 of a mile away. South Harrow's busy shopping centre with Sainsburys, Iceland and numerous local shops, banks and cafes/restaurants plus bus routes servicing local areas.

#### EXTERNAL INFORMATION

Council Tax Band D - £2,286.32

Leasehold 115 years remaining

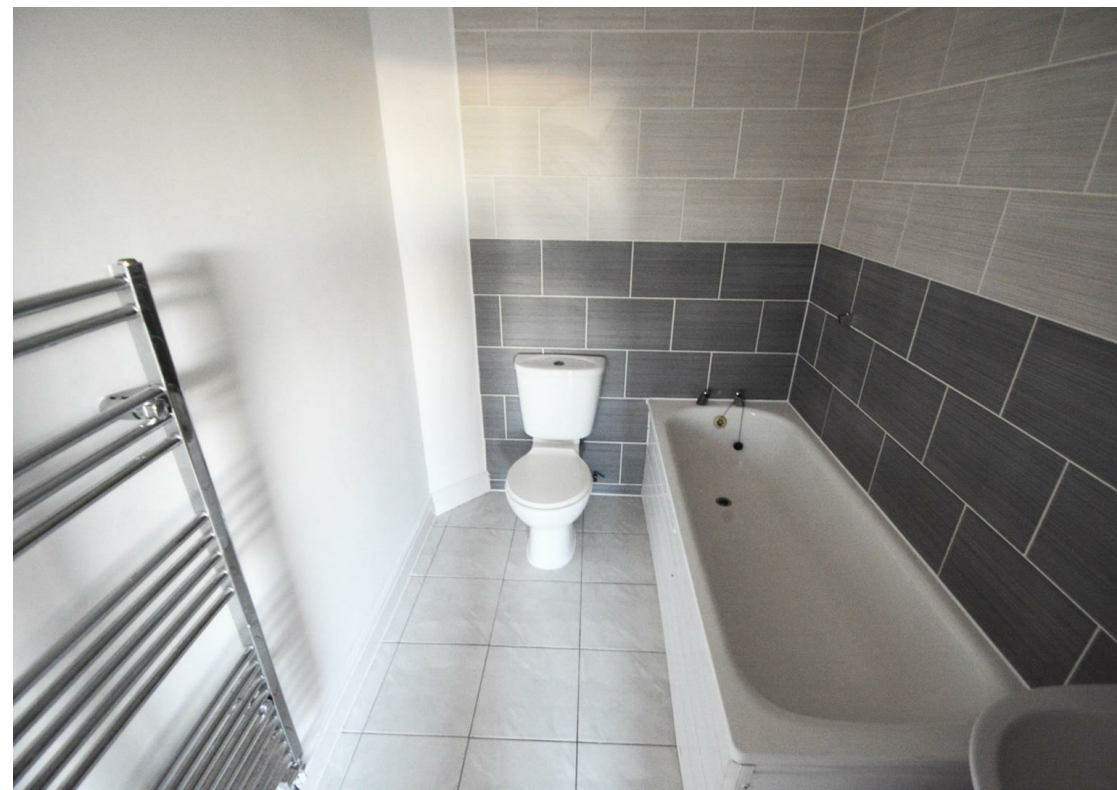
Ground Rent £300

Service Charge £2,791.00

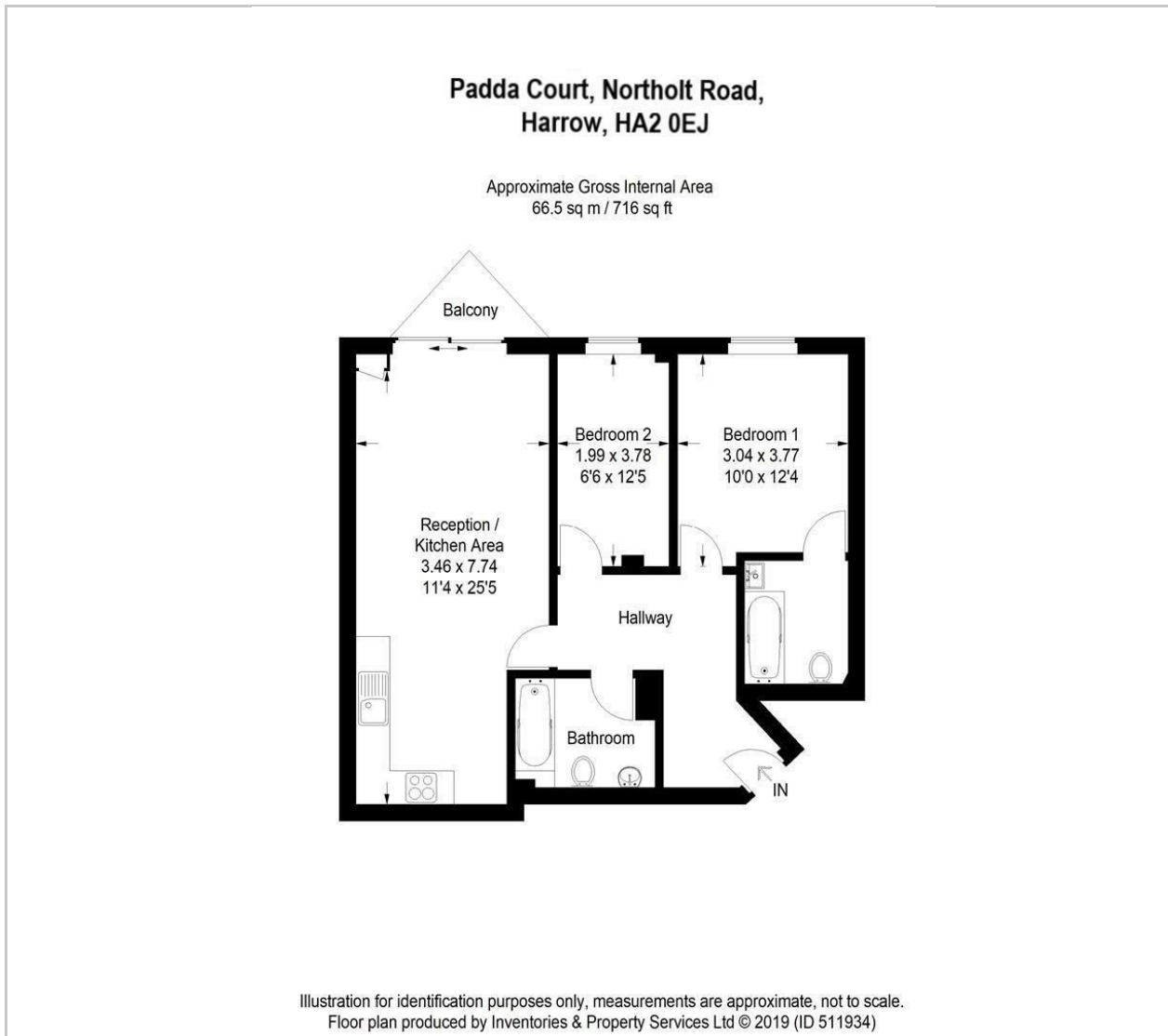
(all above as advised)

**Council Tax Band: D**

Leasehold



## Floor Plan



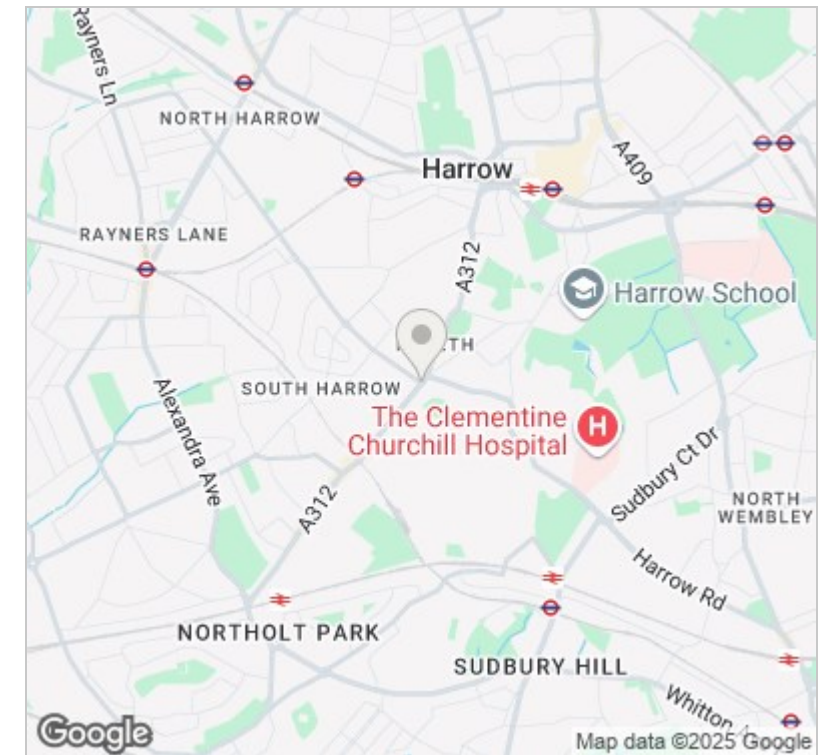
## Viewing

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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	