



*ESTATE & LETTINGS AGENTS*

## Bridge Court, Harrow, HA2



**FOR SALE £299,950 Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Major Estate is delighted to present this charming 2 Bedroom, 2 Bathroom flat, featuring underground allocated parking for one vehicle. Just 0.2 miles from South Harrow tube station on the Piccadilly line, this property offers an unparalleled location.

Enjoy natural light in the spacious living area, complemented by a dual-access, large balcony. Security is ensured with the phone entry system, providing peace of mind. The convenience of having local high street amenities nearby is a significant advantage, with a Waitrose store directly behind the development.

This flat is perfect for first-time buyers eager to establish their own space or investors seeking a valuable addition to their portfolio. The blend of comfort, convenience, and security makes this property a standout option in the market.

**Entrance Security:** Phone entry security system.

**Reception:** Spacious reception with natural lights.

**Balcony:** Dual-access, large balcony.

**Fitted Kitchen:** Well-equipped with modern amenities for all your culinary needs.

**Shower/WC:** Conveniently located for guests and everyday use.

**Two Bedrooms:** Ideal for family living with ample space for children.

**Ensuite Bathroom:** Well-appointed with necessary amenities.

**Proximity to Shopping Centres:** Easy access to a variety of shops for all your needs.

**Nearby Restaurants:** A range of dining options within walking distance.

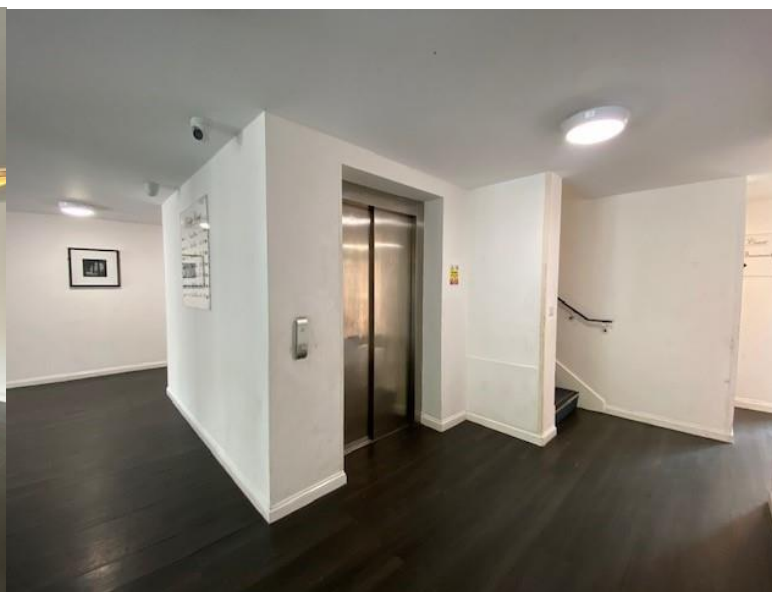
**Outstanding Schools:** Located near highly rated schools, making it perfect for families with children.

**Excellent Transport Links:** Within walking distance to South Harrow Station (Underground Piccadilly Line) providing easy commutes and travel.

**Long Lease:** 140 years remaining

**Service charge/Ground Rent:** £2000.00 per annum

**Parking:** Secure allocated underground parking



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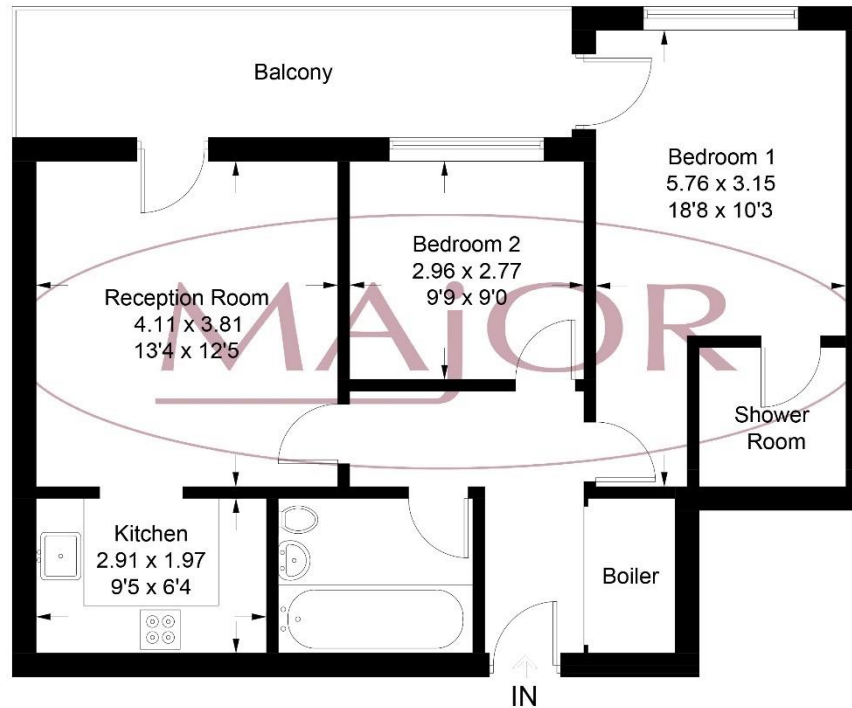


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## Floor Plan



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83 B	83 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>		

Approximate Gross Internal Area = 64.2 sq m / 691 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100312)



## **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

