



ESTATE & LETTINGS AGENTS

Mondrian Court, Artisan Place, Harrow, HA3



FOR SALE £325,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Spacious and Modern Two Double Bedroom Ground Floor Flat in Harrow Weald

Located in the popular "Artisan Place" development in Harrow Weald, this larger-than-average two double bedroom ground floor flat offers modern living with the convenience of excellent transport links and local amenities. Perfectly positioned within a 10-12 minute walk to Harrow & Wealdstone Station (Bakerloo and London Overground), this property is ideal for commuters and those seeking contemporary comfort.

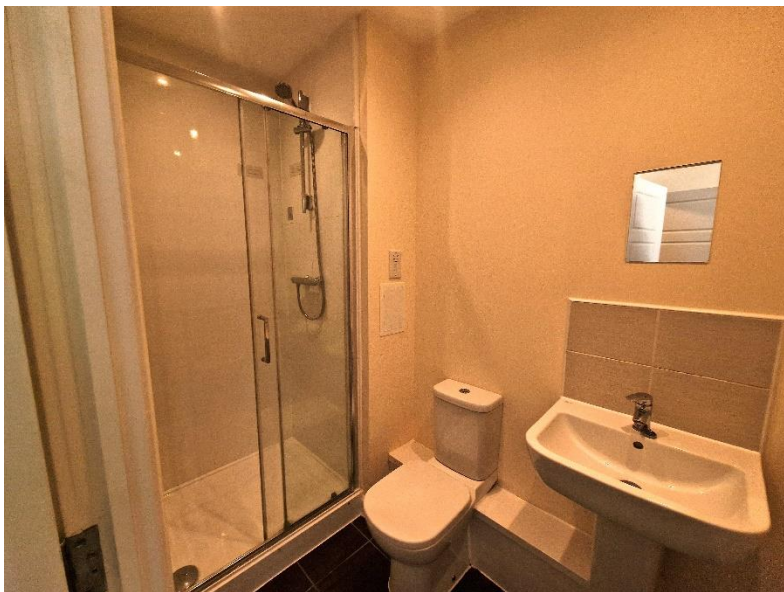
- **Two Double Bedrooms:** Both bedrooms are generously sized, with the master bedroom benefiting from an en suite shower room.
- **Modern Open Plan Living:** The modern fitted kitchen is fully equipped with high-quality appliances, including a fridge/freezer, washer/dryer, dishwasher, hob, and oven. The kitchen is open plan to a spacious reception room, creating a perfect area for dining and relaxation.
- **Patio Area:** The reception room opens onto a private patio, providing a pleasant outdoor space for relaxing or entertaining.
- **Video/Phone Entry System:** For added security, the property is equipped with a video/phone entry system.
- **Lift Access:** The block includes a lift, ensuring easy access to all floors.
- **Modern Family Bathroom:** A contemporary family bathroom with stylish fixtures complements the en suite in the master bedroom.
- **Communal Gardens:** The development features well-maintained communal gardens, offering a tranquil outdoor space for residents to enjoy.
- **Allocated Parking:** The property includes an allocated parking space just outside the flat, providing convenient access.
- **Close to Transport Links:** A short 10-12 minute walk to Harrow & Wealdstone Station (Bakerloo and London Overground) offers fast and direct connections to Central London, making commuting easy and efficient.
- **Nearby Amenities:** The flat is within close proximity to a variety of shopping facilities, restaurants, and other local amenities, ensuring all your daily needs are catered for.
- **Popular Development:** "Artisan Place" is a sought-after development known for its modern design, well-maintained surroundings, and community atmosphere.
- **Perfect for Professionals:** With its modern features and excellent transport links, this flat is ideal for professionals who need easy access to Central London.
- **Comfortable Family Home:** The spacious layout and modern amenities make this flat suitable for small families or those looking to downsize without compromising on space or style.
- **Long Lease/Service Charge/Ground Rent:** With 147 years remaining on the lease, service charge £128.00 per month with ground rent £29.00 per month.

To fully appreciate the size, style, and location of this superb ground floor flat, we recommend arranging a viewing at your earliest convenience. This property offers a unique combination of modern living in a convenient and desirable location.

Contact us today to schedule your viewing and take the next step towards making this your new home!



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Approximate Gross Internal Area = 67.7 sq m / 729 sq ft

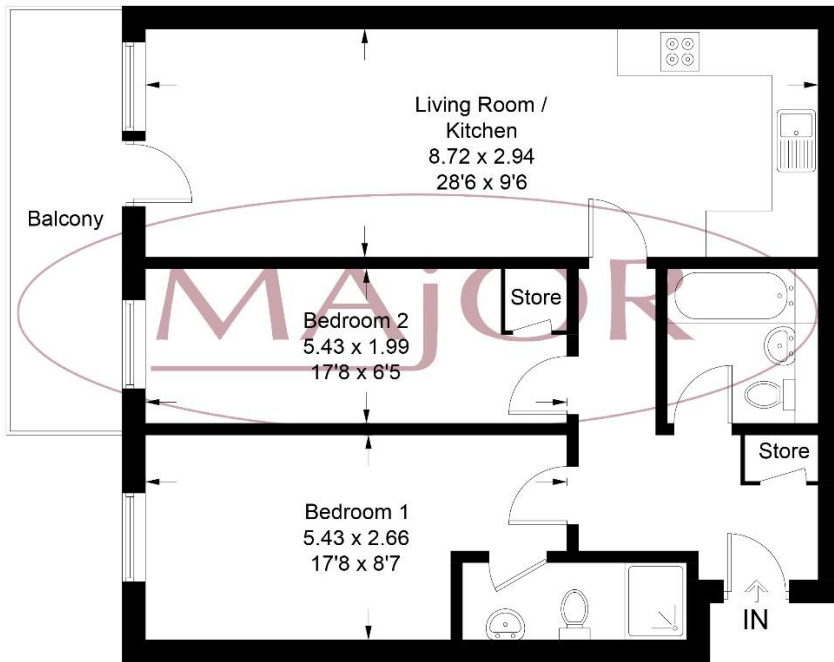


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119823)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

