



FLAT 31, APPELBEE COURT, ARTISAN PLACE, WEALDSTONE, HARROW, HA3
£515,000

STUNNING THREE BEDROOM DUPLEX APARTMENT, MODERN DEVELOPMENT

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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DESCRIPTION:

Winkworth Harrow are proud to launch onto the market this rarely available larger than average bright and spacious Three Bedroom Top Floor Duplex Apartment located in a modern well-maintained development on Artisan Road, Harrow. Features include communal gardens, close proximity to local shops and amenities, breath taking views inclusive of The Shard, Wembley Stadium, Harrow and Wealdstone, allocated car parking space and much more.

This bright and airy property comprises of an open plan living room, contemporary integrated kitchen and dining area which is extremely spacious and modern. Further benefits include a good sized balcony which oversees the development, neat and tidy modern double bedroom with en-suite, large family bathroom and a newly renovated boxroom with fitted cupboards.

The Top Floor boasts of an immaculate stylish double bedroom with en-suite and features an enormous Terrace which show historic landmarks as mentioned above and much more.

Leasehold of 93 years approx

Ground Rent of £400 per year

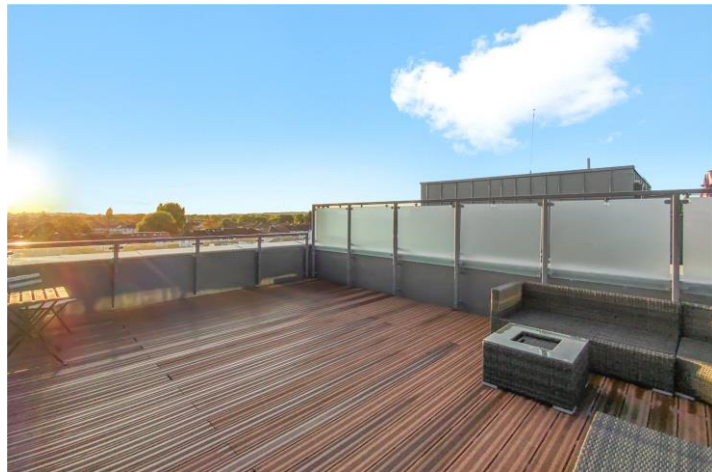
Service Charge of £1700 per year approx

Harrow Council Tax Band E



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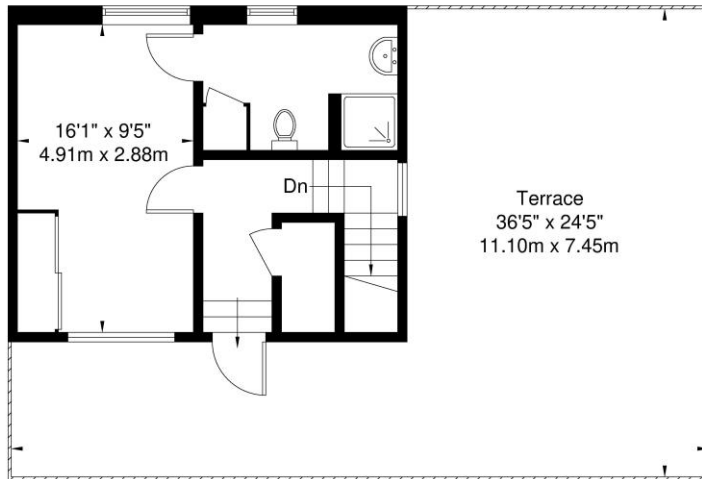


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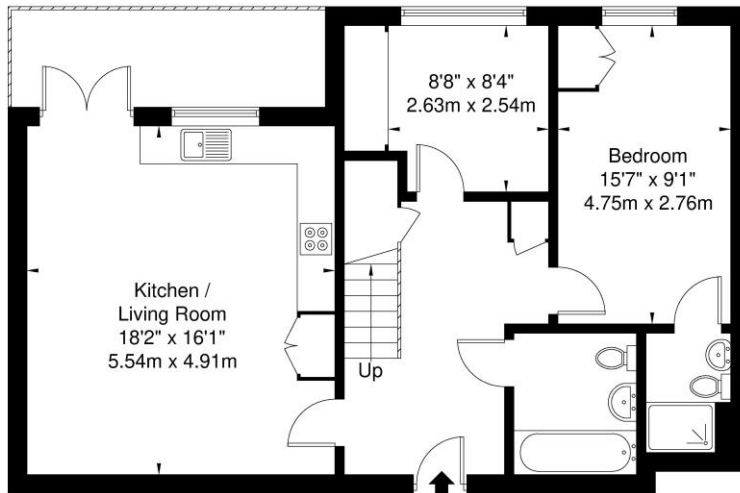
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Appelbee Court, Artisan Place, HA3 5EB

Approx. Gross Internal Area = 101.1 sq m / 1088 sq ft



First Floor



Ground Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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