

HARROW ROAD, W10
OFFERS OVER £550,000 LEASEHOLD

A FANTASTIC TWO BEDROOM FLAT WITH A SIZABLE SOUTH FACING ROOF TERRACE

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A fantastic, bright and spacious apartment set within luxury development on the Grand Union Canal. Set on the first floor, the property comprises a light and spacious fully fitted open plan kitchen reception room with modern fixtures and fittings, high spec bathroom, two good size double bedrooms and an en suite shower room. The flat also offers under floor heating, wooden floors throughout and a fantastic large south facing roof terrace overlooking the canal.

This stunning development is ideally located for Kensal Rise, Kensal Green, Ladbroke Grove and Notting Hill and within close proximity to underground and major bus routes.

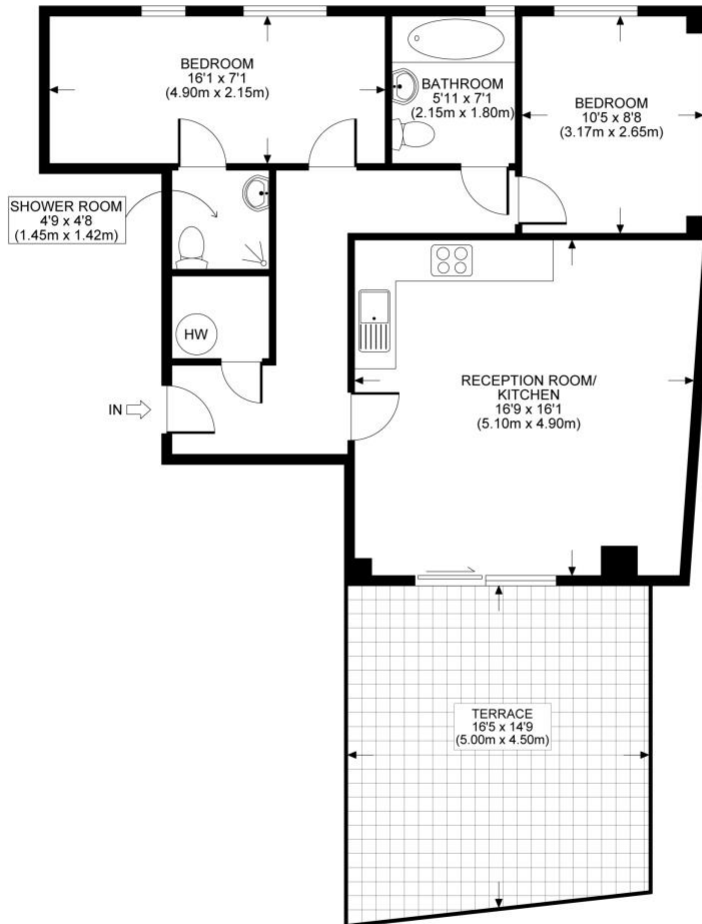
AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms (one en-suite)
- Very Large South Facing Roof Terrace
- Canal Facing Living Room
- Wooden Floors Throughout
- Fully Integrated Kitchen
- Open-plan Kitchen/Reception Room





HARROW ROAD, W10
TOTAL APPROX. FLOOR PLAN AREA 665 SQ.FT. (62 SQ.M.)
FIRST FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

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	84	85
(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		

Tenure: Leasehold

Term: 113 year and 8 months

Service Charge: £3045 per annum

Ground Rent: £ 450 Annually

Council Tax Band: Westminster Band D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.