

**BALDWIN COURT, MIDDLESEX, HA1**  
**£330,000 LEASEHOLD**

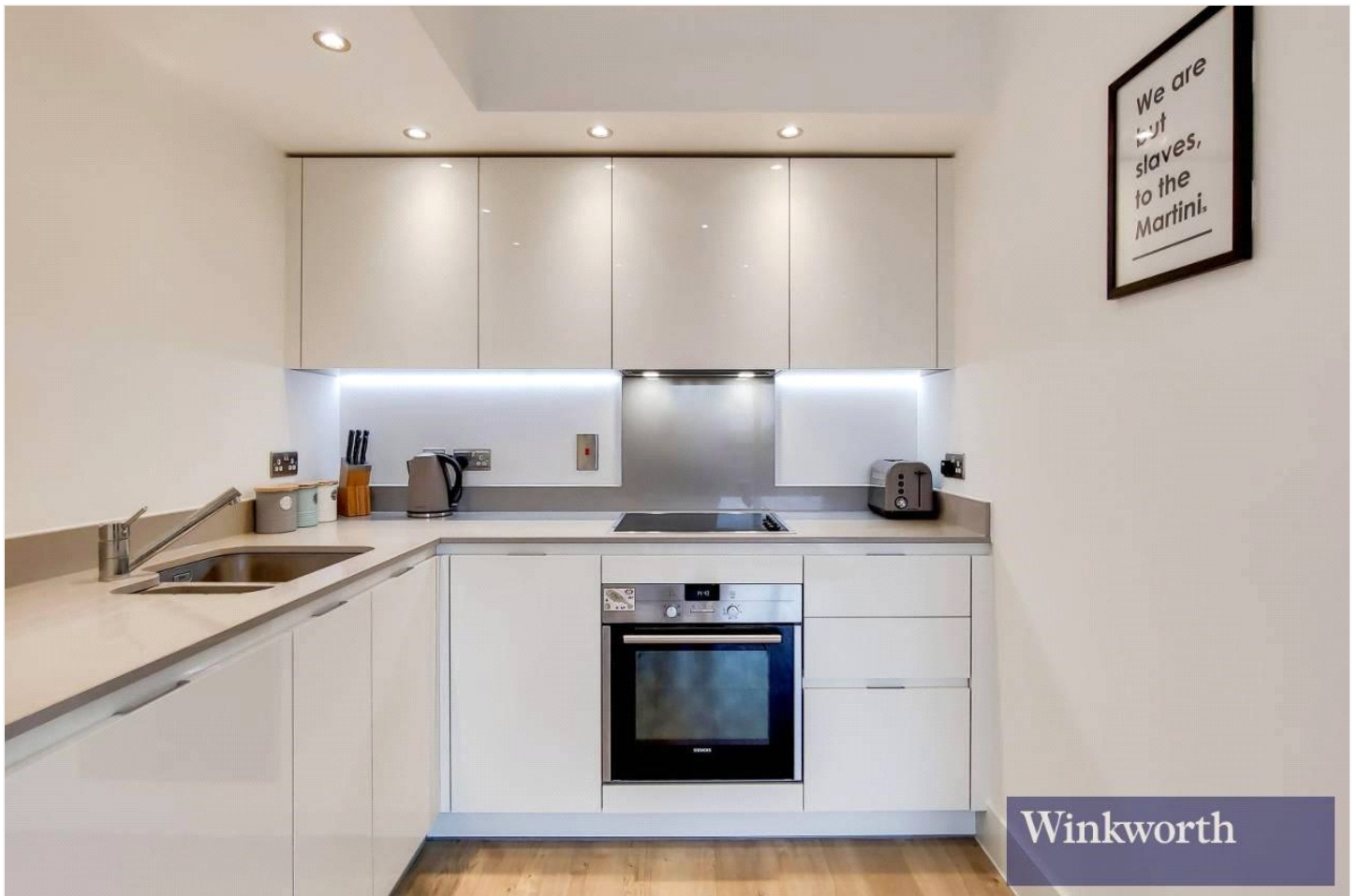
Tenure: Leasehold – Approx. 992 Years Remaining  
Ground Rent - £250.00 Per Annum  
Service Charge – £1669.00 Per Annum  
EPC Rating – B  
Council Tax Band – C

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### DESCRIPTION:

Winkworth Harrow is delighted to announce the Sole Agency instruction on this immaculate one bedroom flat in one of Central Harrow's sought after Redrow developments.

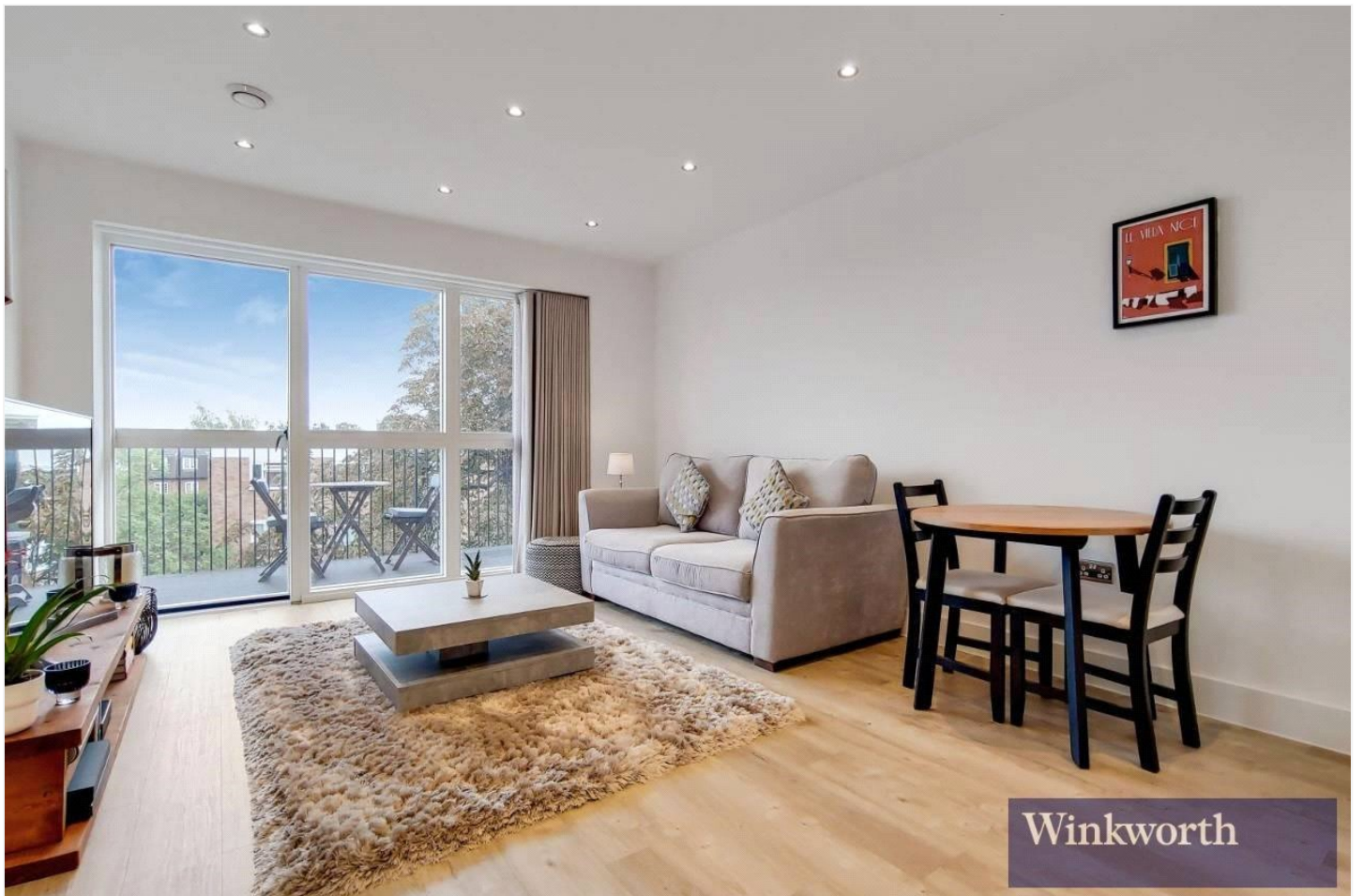
The property comprises a large open plan high-spec kitchen and living space leading to a sizeable balcony, allowing you to soak in the breathtaking views of the London skyline. The apartment also boasts a fully fitted bathroom and a spacious bedroom.

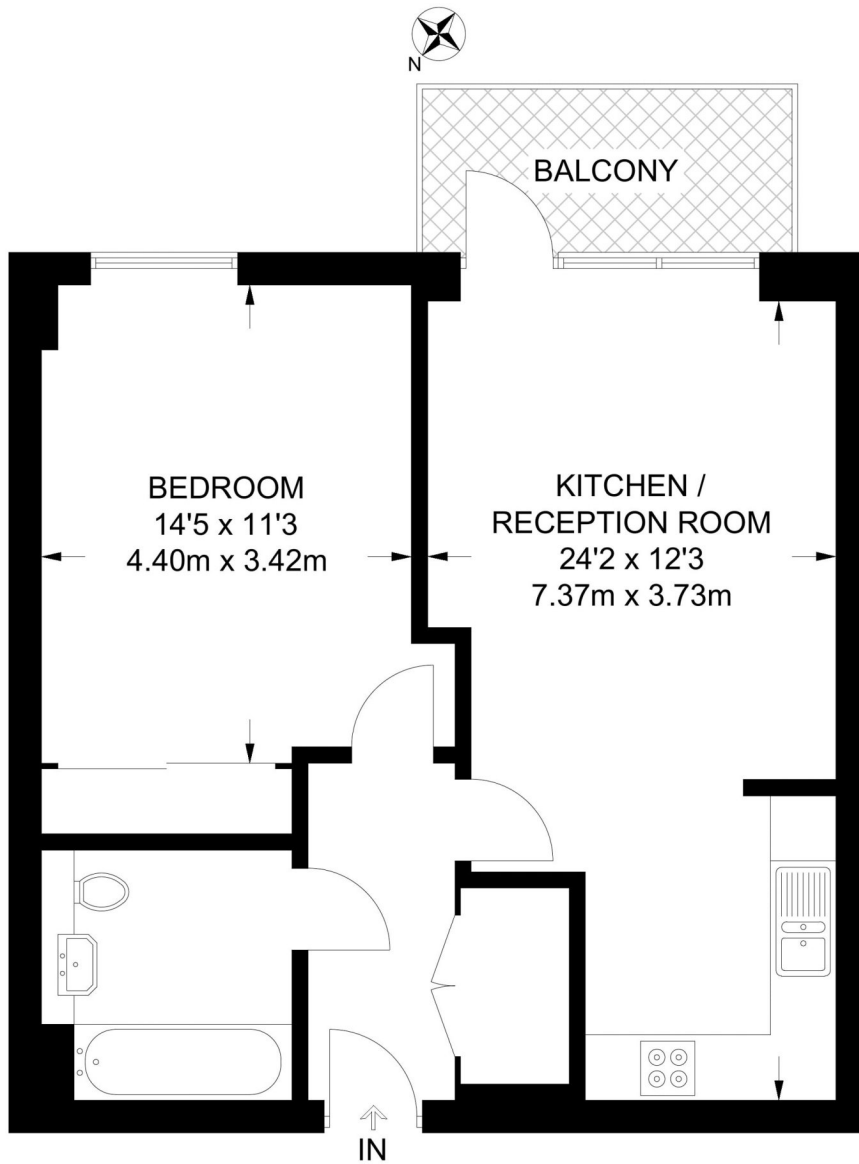
The property benefits from an extremely close proximity to Harrow on the Hill Underground Station, providing easy and effortless travel into Central London.

Further benefits include security/concierge, gym facilities and communal gardens.









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
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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