



HARROW ROAD, W10  
**£500,000 LEASEHOLD**

## A FABULOUS TWO BEDROOM FLAT OVERLOOKING THE GRAND UNION CANAL

North Kensington | 020 7792 5000 | [northkensington@winkworth.co.uk](mailto:northkensington@winkworth.co.uk)

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## DESCRIPTION:

A fantastic, bright and spacious apartment set within luxury development on the Grand Union Canal. Set on the second 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 with the reception room 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 Bedroom Flat
- Two Bathrooms
- Modern Open Plan Kitchen/Living Room
- Great Views of the Canal
- Well-Proportioned Rooms
- Fantastic Location
- Long Lease
- EPC Rating B

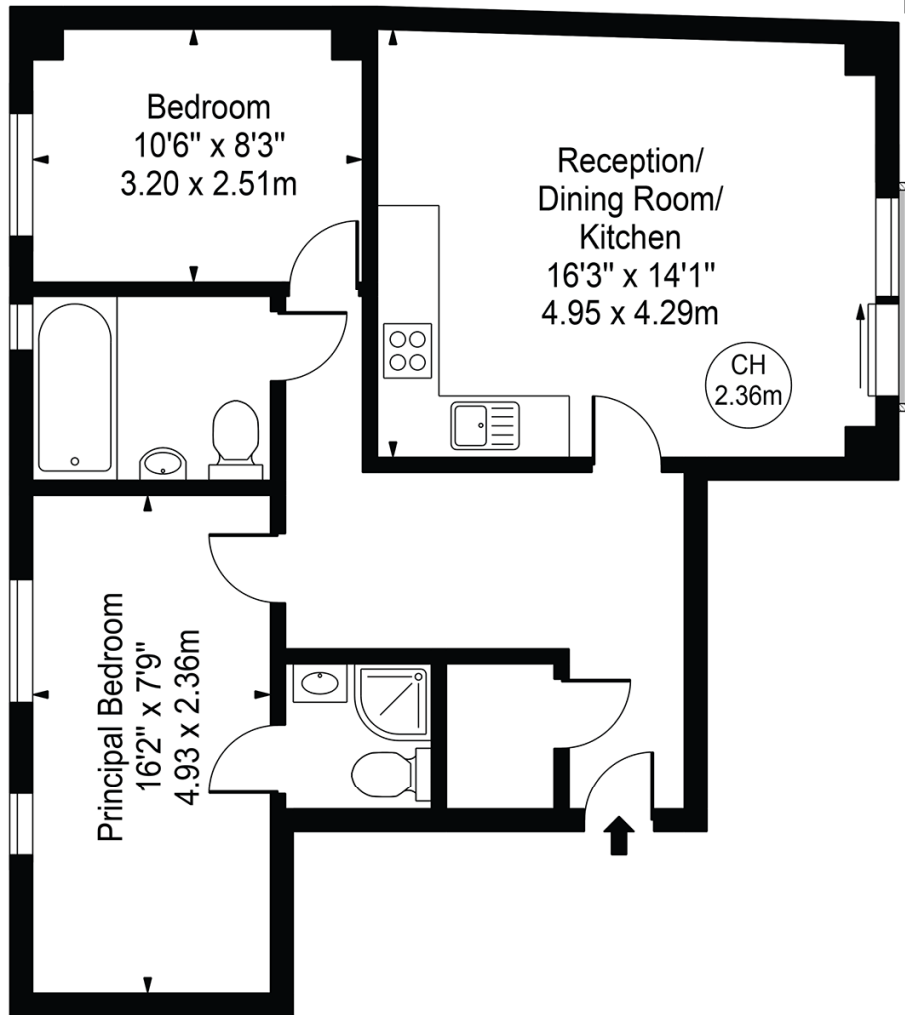






# Harrow Road

Approx. Gross Internal Area 665 Sq Ft - 61.78 Sq M 



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

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       |           |
| A (92-100)  |           |
| B (81-91)   |           |
| C (69-80)   | 79        |
| D (55-68)   | 80        |
| E (39-54)   |           |
| F (21-38)   |           |
| G (1-20)  |           |
| Not energy efficient - higher running costs       |           |
| England, Scotland & Wales EU Directive 2002/91/EC |           |

**Tenure:** Leasehold

**Term:** 113 year and 6 months

**Service Charge:** £3500 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.

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