

## KYMBERLEY ROAD, HA1 £240,000 LEASEHOLD

**Tenure:** Leasehold  
**Term:** 125 Years Approximately Remaining  
**Service Charge:** £1600 per annum  
**Ground Rent:** No Ground Rent  
**Council Tax Band:** C

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

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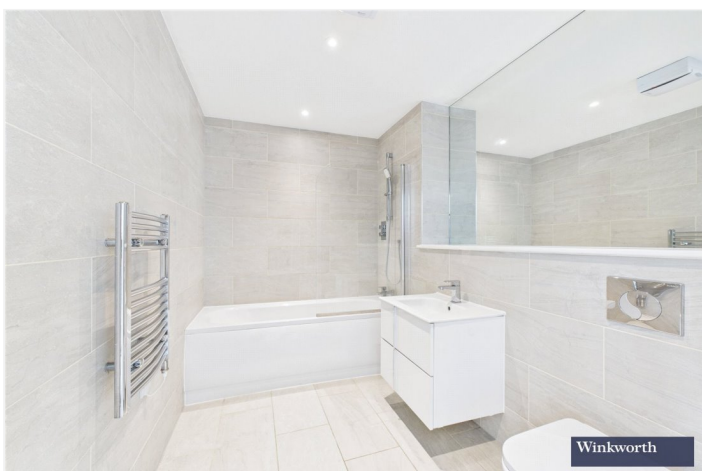
### DESCRIPTION:

Discover this stunning one-bedroom apartment, ideally situated in the lively heart of Harrow Town Centre. Boasting sweeping panoramic views, this rare find combines contemporary living with an unbeatable urban location.

As you enter, you're greeted by an abundance of natural light streaming through expansive windows, creating a bright and inviting ambiance throughout. The open-plan layout is thoughtfully designed for both comfort and functionality, featuring a stylish modern kitchen with high-quality finishes and integrated appliances—ideal for both everyday living and entertaining.

The spacious bedroom offers a serene escape, paired with a sleek, modern bathroom finished with elegant fittings.

Step outside to enjoy the full vibrancy of Harrow, with an array of high street retailers, charming boutiques, cafes, restaurants, and entertainment just moments away. Harrow-on-the-Hill Station is within easy walking distance, ensuring quick and easy access to Central London.









Approximate total area<sup>(1)</sup>  
32.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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