



- Residents Parking (Allocated)
- Excellent location
- Ideal for First Time Buyers
- 10 Minutes' Walk to Preston Road Station
- Purpose Built Block

PERRINS COURT, PRESTON ROAD, HA3  
**OFFERS OVER £325,000 SHARE OF FREEHOLD**

## STUNNING NEWLY REFURBISHED TWO-BEDROOM APARTMENT IN A GATED DEVELOPMENT

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**DESCRIPTION:** Situated in a sought-after location near Preston Road, this spacious first-floor apartment has been newly refurbished to a high standard, offering a turn-key ready home ideal for first-time buyers and investors alike. The property benefits from a share of freehold, providing added security and investment potential. Inside, the apartment boasts a bright and airy living space, two well-proportioned bedrooms, and a modern kitchen and bathroom. Additional highlights include allocated parking within a secure gated development. With vacant possession, this property is ready for immediate occupancy. Viewing is highly recommended to fully appreciate what this fantastic home has to offer.



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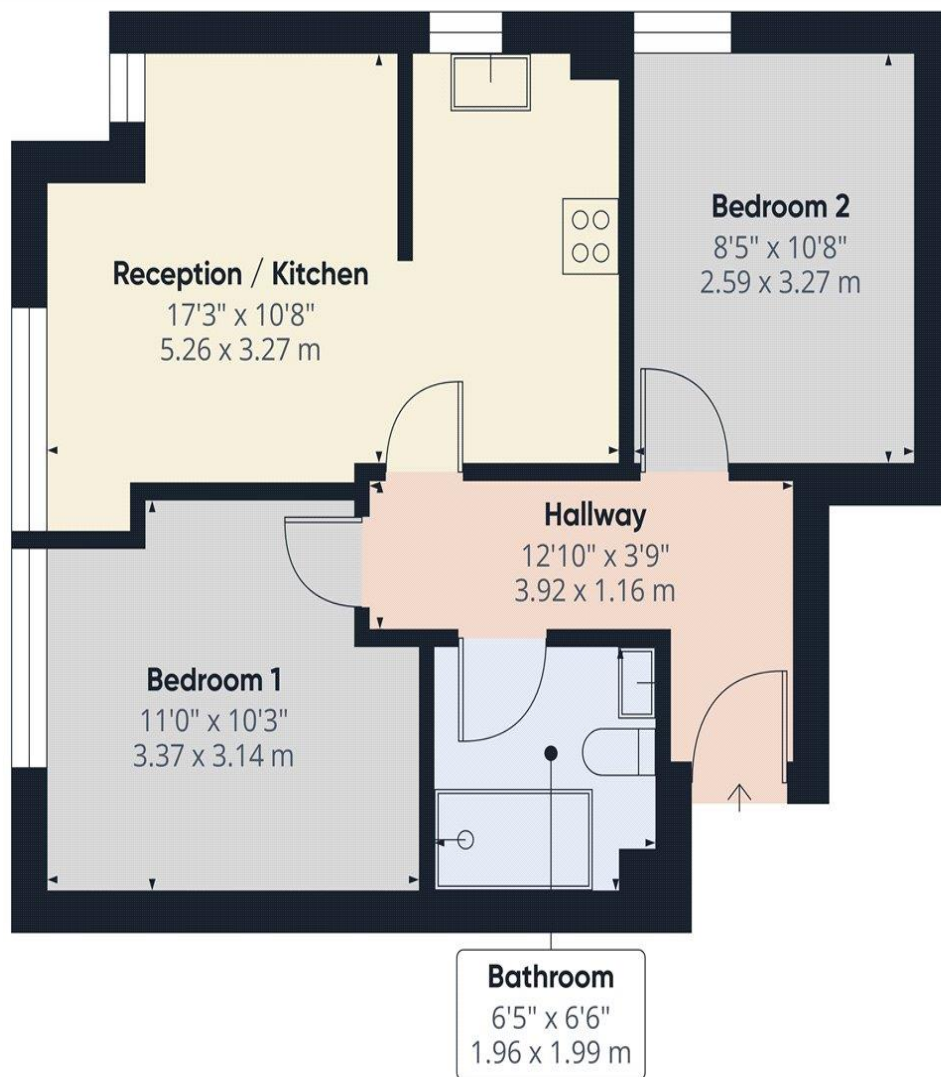
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Approximate total area<sup>(1)</sup>

476.73 ft<sup>2</sup>  
44.29 m<sup>2</sup>

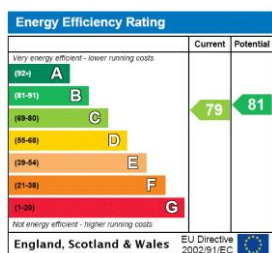
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



**Tenure:** Share of Freehold

**Service Charge:** Approx £1700.00 per annum

**Ground Rent:** Approx £250 (subject to increase)

**Council Tax Band:** C - Brent

. All figures that are shown were correct at the time of printing.

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