



COLLEGE ROAD, HA1 £385,000 LEASEHOLD

Tenure: Leasehold

Term: 993 years and 0 months

Service Charge: £2763.50 per annum

Ground Rent: £425 Annually (subject to increase)

Council Tax Band: C

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



DESCRIPTION:

Located in the heart of Harrow town centre, this stylish one-bedroom apartment in the popular Perceval Square development offers modern living with excellent transport links and a wide range of local amenities just moments away.

The apartment features a spacious open-plan living and kitchen area, complete with contemporary finishes and high-quality integrated appliances. Floor-to-ceiling windows fill the space with natural light, creating a bright and welcoming atmosphere. Throughout the entire flat, underfloor heating adds a layer of comfort and luxury, ensuring warmth all year round.

The double bedroom is generously sized and includes built-in wardrobes, offering practical storage while maintaining a clean, uncluttered feel. The bathroom is finished to a high standard with sleek fixtures and fittings, continuing the apartment's modern aesthetic.

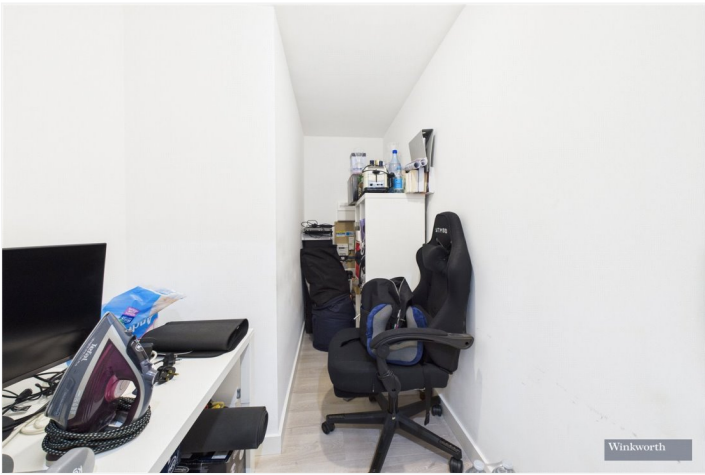
A private balcony extends the living space outdoors, ideal for enjoying a morning coffee or evening breeze.

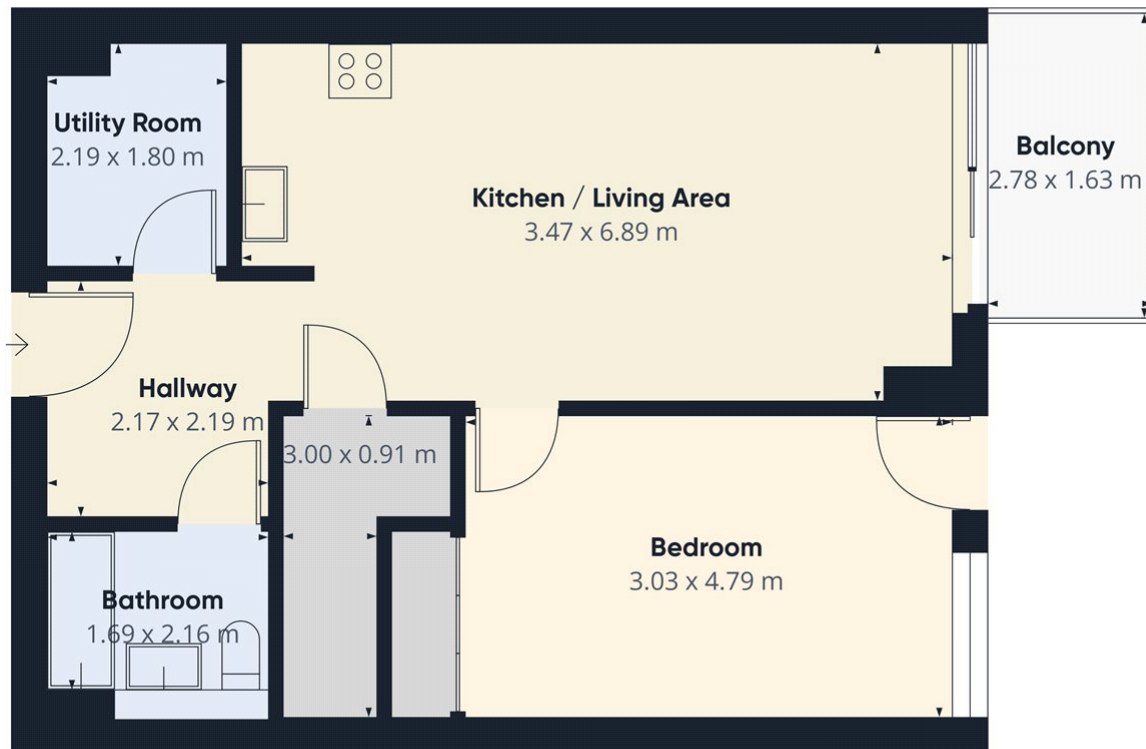
The building is well-maintained, with a secure entry system and lift access to all floors for added convenience.

Harrow-on-the-Hill station is just a short walk away, providing fast and direct links into Central London.

Residents also benefit from close proximity to local shopping centres, cafés, gyms, green spaces, and everyday essentials—making this a perfect location for those seeking both convenience and lifestyle.

Whether you're a first-time buyer, investor, or looking for a low-maintenance home in a well-connected area, this apartment represents an excellent opportunity in one of Harrow's most desirable developments.





Approximate total area⁽¹⁾

55.8 m²

Balconies and terraces

4.5 m²

(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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		