

BALDWIN COURT, HARROW, MIDDX, HA1
£330,000 LEASEHOLD

ONE BEDROOM FLAT FOR SALE

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

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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.

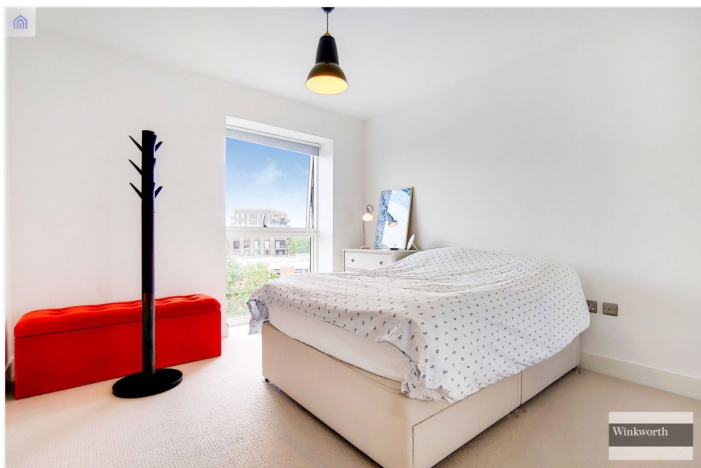
The property comprises a large open plan high-spec kitchen and living space leading to a sizeable balcony, allowing you to soak in the breath-taking views of the London skyline. The apartment also boasts a fully fitted bathroom and a spacious bedroom.

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

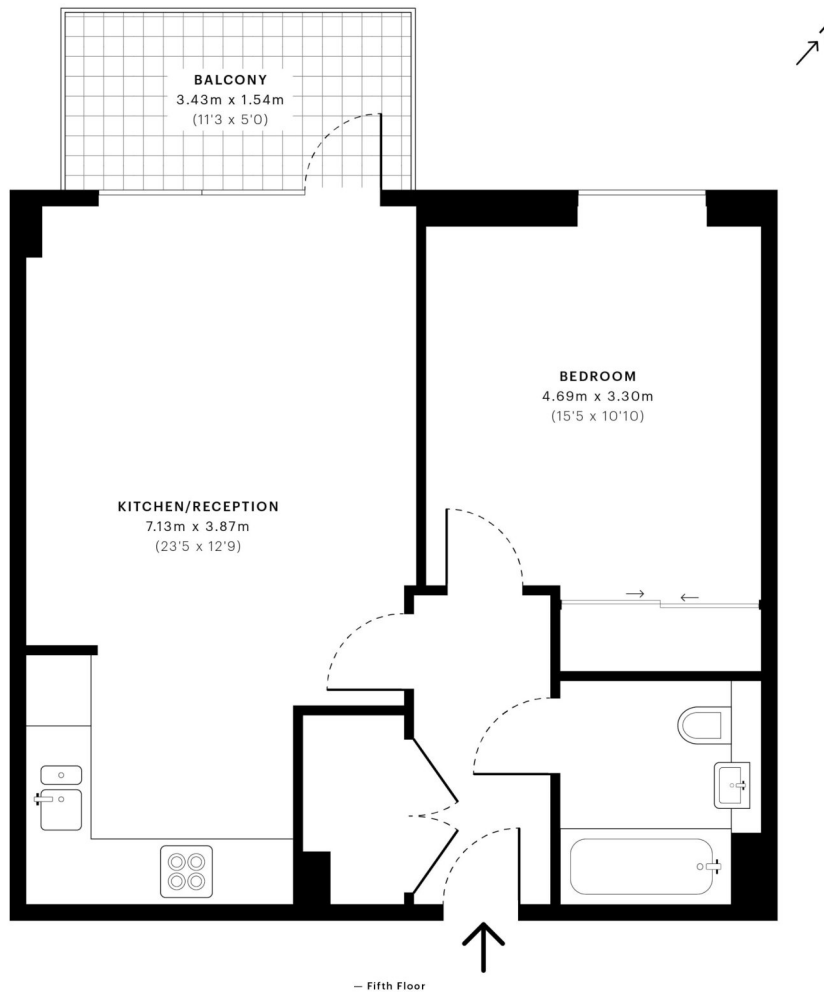
Further benefits include security/concierge, gym facilities and communal gardens.

AT A GLANCE

- One Bedroom Flat
- 997 Years approx. Leasehold
- Easy Transport Links to Central London
- Security/Concierge







GROSS INTERNAL AREA (GIA)
The footprint of the property
50.63 sqm / 544.98 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
48.40 sqm / 520.97 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.22 sqm / 56.19 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

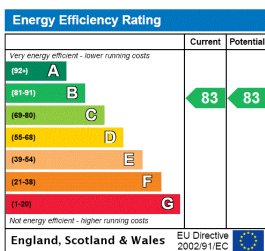


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 56.31 sqm / 606.12 sqft
IPMS 3C RESIDENTIAL 54.44 sqm / 585.99 sqft

SPEC ID: 5f19a3264628350a3881ac36

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.



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