



**16, Pearmain House, Apple Grove, Harrow,
Guide price £299,950**



A generously proportioned first-floor one-bedroom apartment presented in excellent condition throughout, offering 574 sq ft of well-balanced internal living space alongside a truly exceptional south-west facing private terrace (39'1 x 32'2) — almost mirroring the footprint of the flat itself. Outdoor space of this scale is rarely available in this price bracket in Harrow.

The accommodation comprises a spacious 18'5 reception and dining room, a separate contemporary fitted kitchen, and a bright double bedroom with built-in storage. The impressive terrace is directly accessible from the bedroom, creating a seamless indoor-outer connection and a private sun-filled retreat ideal for relaxing or entertaining.

The shower room has been recently renovated, finished in a modern style that enhances the property's turn-key appeal. The overall presentation

