



**College Road, Harrow**

**£475,000 Leasehold**

**Situated on the thirteenth floor of this prestigious development, this stylish two-bedroom apartment boasts far-reaching views across London. Recently built and showcasing contemporary finishes throughout, the property features a long lease, private balcony, underfloor heating, built in storage and a Concierge Service.**

**Offered for sale in excellent condition, the apartment is ideally located just moments from Harrow-on-the-Hill station, providing fast and frequent services via the Metropolitan and Chiltern Lines into Central London and beyond. A wide range of local bus routes are also easily accessible, making this an exceptionally well-connected home.**

**Council Tax Band; D  
EPC Rating; B**

- Two Bedroom Apartment • Thirteenth Floor • Lift Access • Private Balcony • Contemporary Styled • Close To Trains • Great Views Over London • Concierge Service





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### **FURTHER DETAILS**

Located on the thirteenth floor of this prestigious development with concierge service, all floors are accessed by way of a lift. The accommodation comprises of an entrance hall, two storage cupboards, lounge with access to the balcony, kitchen, two bedrooms and a bathroom. There is also residents access to two roof gardens offering stunning views of Harrow on the Hill.

### **LEASE/SERVICE CHARGE**

The lease term is 999 years from the 1st September 2016. The service charge for the period 1st August 2025 to 31st July 2026 is £2877.01. The ground rent for the same period is £525.00

### **LOCATION**

Perceval Square is fabulously located within Harrow's town centre. Here there is a comprehensive selection of shopping and leisure facilities including a multi screen cinema. Also within walking distance is Harrow on the Hill train station where both Metropolitan and Chiltern Line trains take you into Central London. Many bus routes also emanate from here, including the Superloop SL9 bus which takes you to Heathrow Airport.

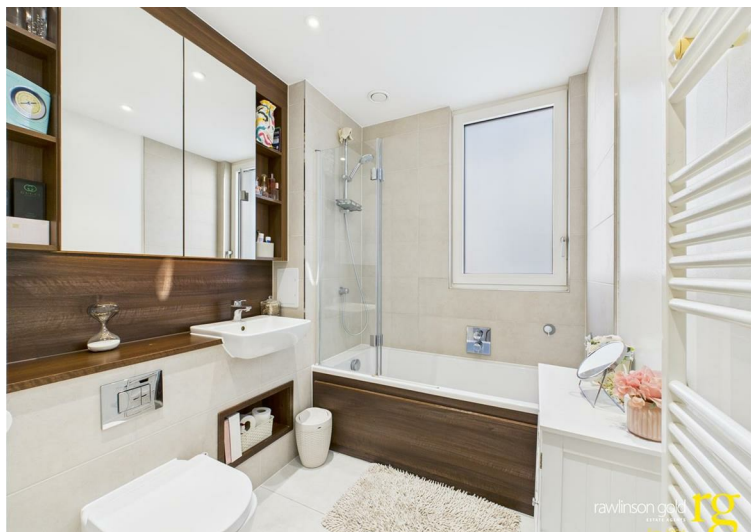
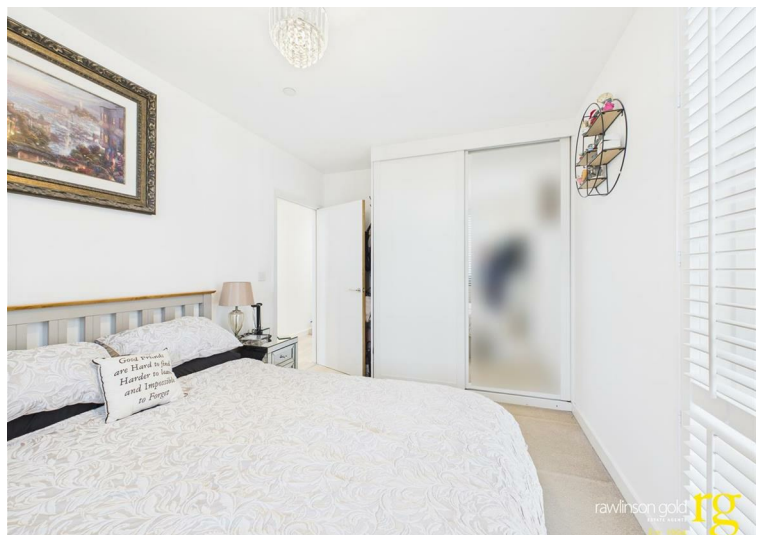
### **FREE MARKET APPRAISAL**

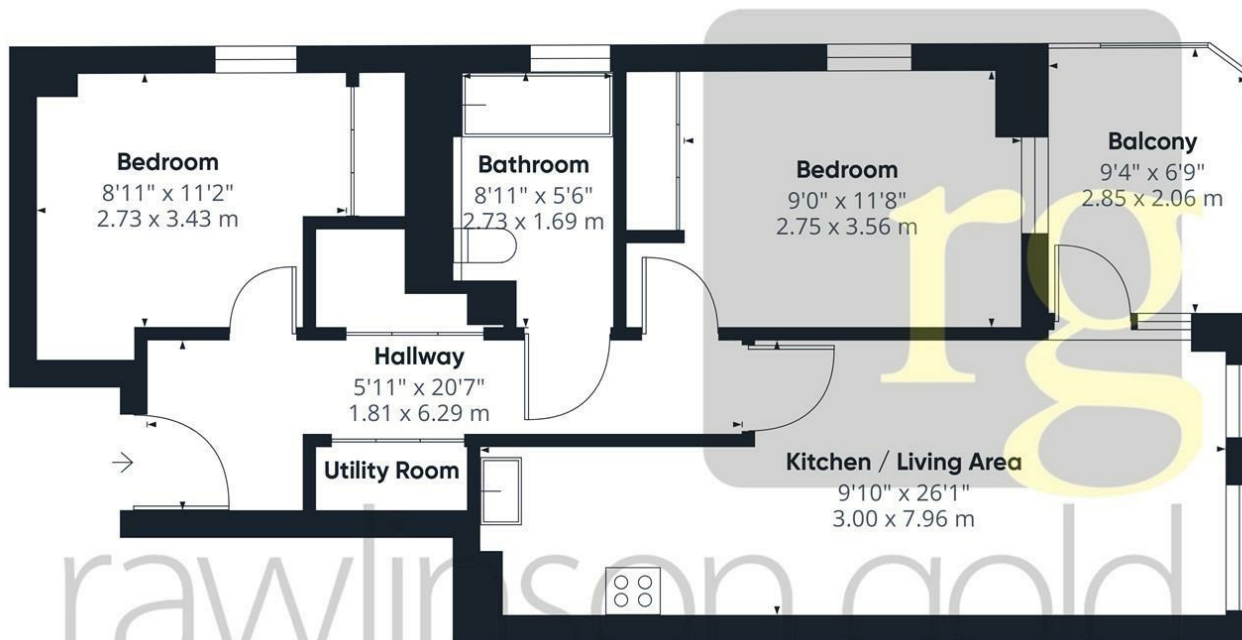
Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)







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

613 ft<sup>2</sup>  
56.9 m<sup>2</sup>

**Balconies and terraces**

62 ft<sup>2</sup>  
5.8 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.

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