



## **Penrose Apartments, Harrow**

**£299,950 Leasehold**

**Rawlinson Gold are delighted to present this delightful one bedroom apartment located within the highly desirable Eastman Village; an exciting new residential quarter conveniently located in the heart of Harrow. The apartment features a superb open-plan living area / kitchen, which has contemporary styled units and matching worktops, and features a full range of built in appliances, whilst the bathroom, complete with stylish fittings is finished using on-trend ceramic wall and floor tiling.**

**Further benefits of this flat, which is to be sold with no upper chain, include a long lease, a private balcony and a spacious double bedroom with built-in wardrobes. In addition, there is now a Sainsbury's supermarket on sight and bus routes to a variety of locations are within a short walk, as are Lioness and Bakerloo Line trains.**

**EPC Rating: B  
Council Tax Band: C**

- One Bedroom Flat • Recently Built • Part of Eastman Village • Contemporary Design • Underfloor Heating • Balcony • Close To Train Station • Third Floor • No Upper Chain



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### FURTHER DETAILS

The accommodation comprises of an entrance hall, bedroom, bathroom, lounge with access to the balcony and a fully fitted kitchen.

### LEASE/SERVICE CHARGE

The lease is 999 years from the 1st May 2018. The service charge for the period 1st June 2025 to the 31st May 2026 is £1739.24 invoiced six monthly.

### LOCATION

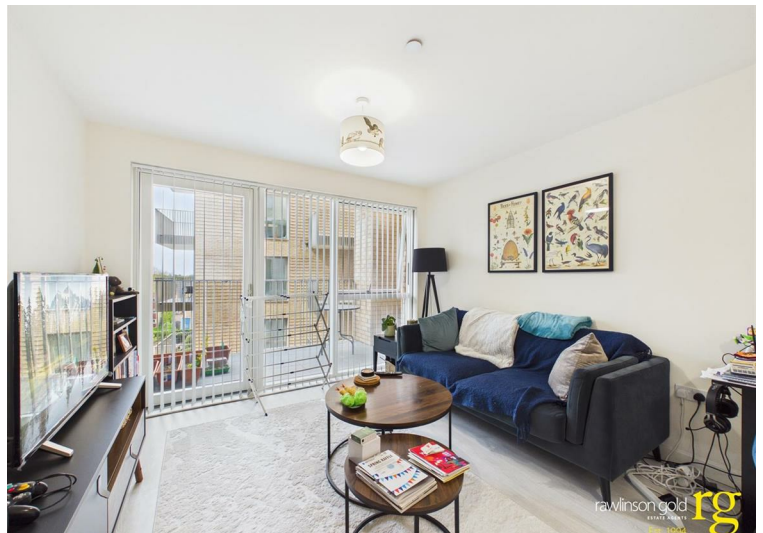
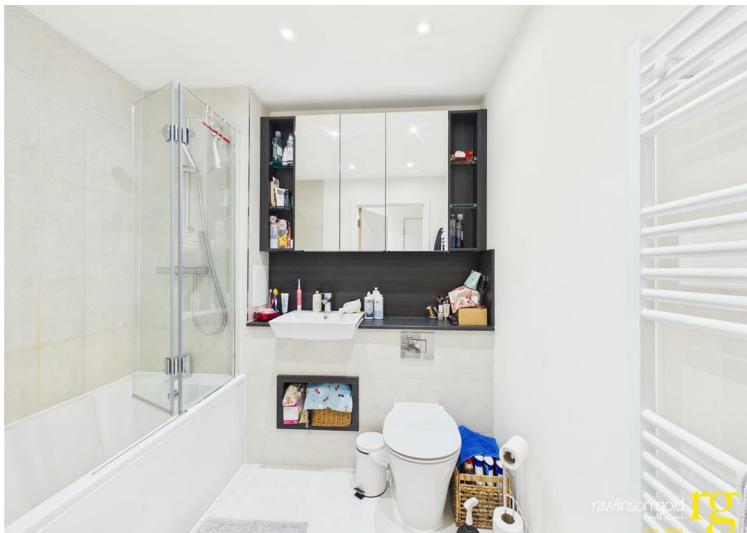
Eastman Village is an exciting new residential quarter conveniently located in the heart of Harrow. Just 11 miles northwest of central London, it's a quick and easy commute to the city's exciting West End and dynamic financial district. Home to the famous Kodak factory for 125 years, Eastman Village is set to build on that legacy and revitalise this unique landmark site. An expansive public park and communal gardens will surround the village, with a series of pedestrian routes connecting Harrow View Road to the new park – perfect for al-fresco gatherings with friends and family. With excellent transport links to Central London and beyond, a range of superb amenities close by, and plenty of open green space, Eastman Village offers you the best of all worlds.

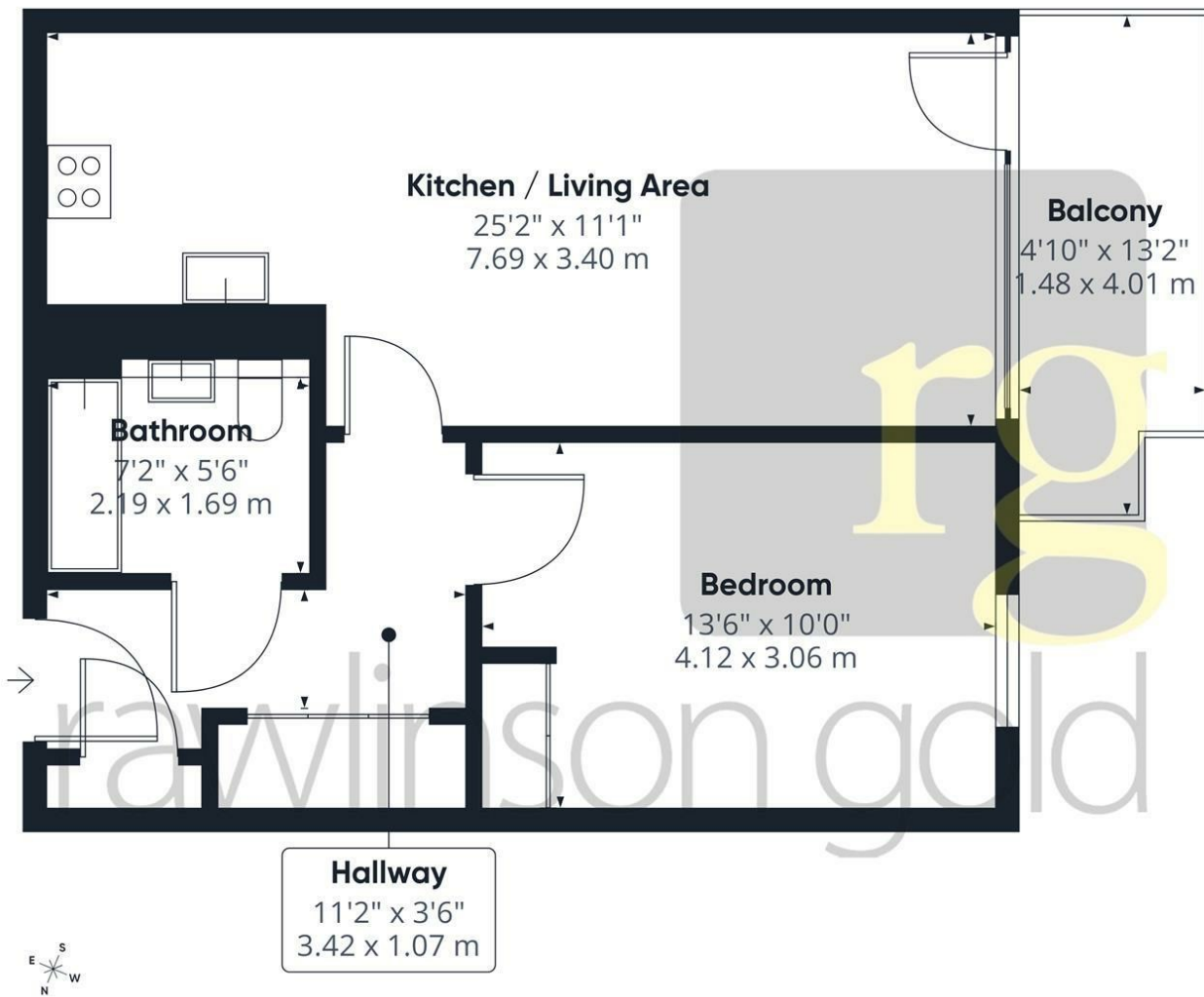
### CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### FREE MARKET APPRAISAL

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





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

525 ft<sup>2</sup>  
48.8 m<sup>2</sup>

Balconies and terraces

59 ft<sup>2</sup>  
5.5 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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