



**Kymerley Road, Harrow**

**£275,000 Leasehold**

**Situated on the fifth floor, this stylish one-bedroom flat offers contemporary living in the heart of Harrow's town centre. Featuring a spacious lounge area, a sleek modern kitchen, and a well-appointed bathroom, this property is perfect for first-time buyers or investors. Conveniently located close to train stations and local amenities, it provides excellent transport links. With a long lease and modern interiors throughout, this is an excellent opportunity for comfortable, hassle-free living.**

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

- One Bedroom Flat • Fifth Floor • Town Centre Location • Close To Trains • Contemporary Styling • Modern Kitchen • Modern Bathroom • Spacious Lounge Area • Long Lease



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### **FURTHER DETAILS**

The flat is located on the fifth floor of the development. All floors have access by way of two lifts and stairs. Internally this property has an open plan entrance which leads into the living area, which also has a kitchen area. Off the hall is a bathroom and off the lounge is the bedroom. This layout provides spacious and adaptable accommodation.

### **LEASE/SERVICE CHARGE**

The lease is 125 years (minus three days) from the 1st January 2019. The ground rent for the half year period 1st July 2024 to 31st December 2024 is £152.50. The service charge for the half year period 1st July 2024 to 31st December 2024 is £896.25

### **LOCATION**

Queens House 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.

### **CONTACT RAWLINSON GOLD**

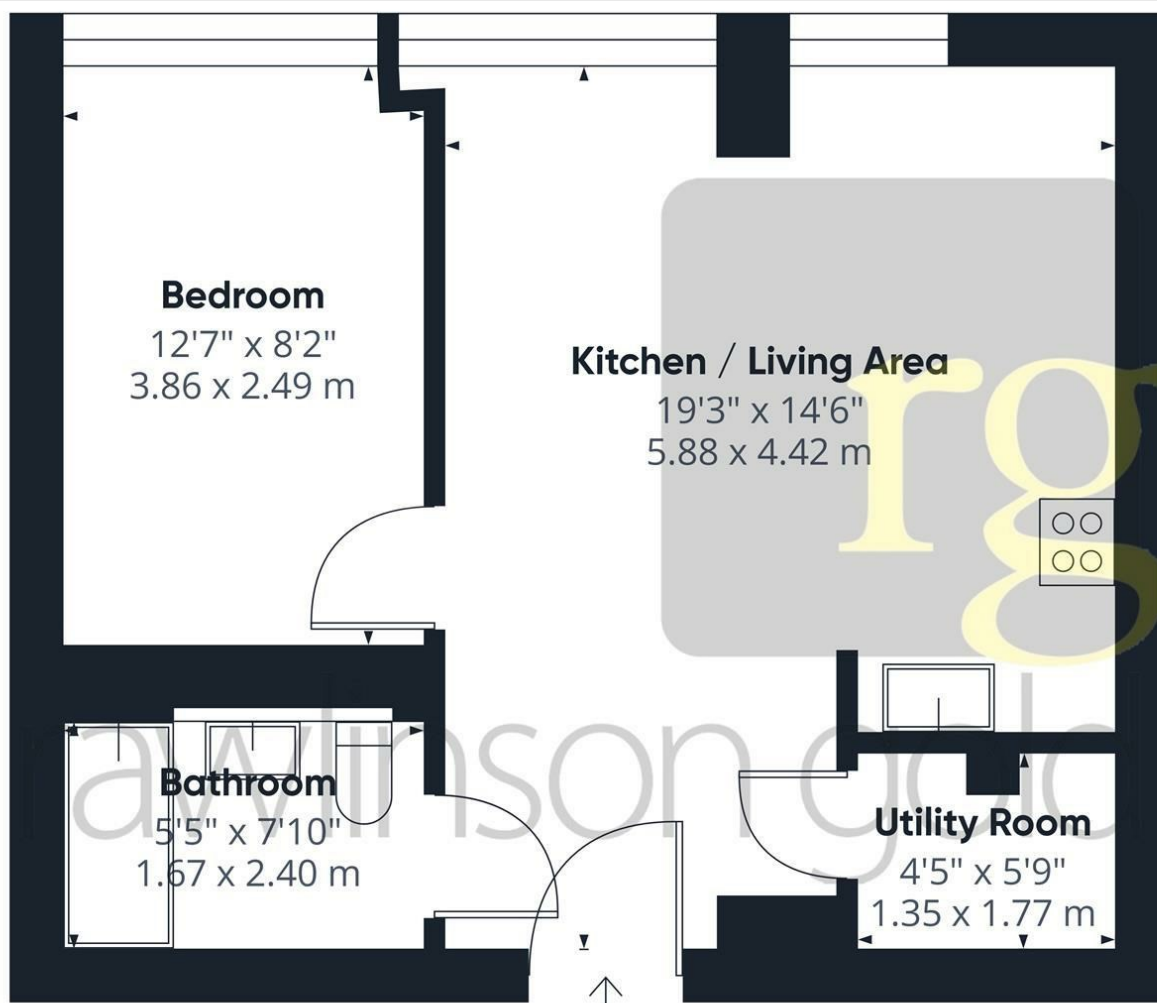
If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)

### **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>  
423.45 ft<sup>2</sup>  
39.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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