



Godfrey House, Edinburgh Gate, Harlow
Asking Price £370,000



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Occupying an enviable position on the 8th floor, this impressive two-bedroom apartment enjoys far-reaching views across Harlow, providing a striking backdrop to everyday living. These expansive vistas can be fully appreciated from two generous private balconies.

The apartment is accessed via a welcoming entrance hallway that leads into the heart of the home: a spacious, light-filled open-plan kitchen, dining, and living area, thoughtfully designed to suit modern lifestyles. The contemporary kitchen is both stylish and practical, featuring granite worktops and a comprehensive range of integrated appliances, creating an ideal space for cooking and entertaining.

From the main living area, an inner hallway leads to the accommodation. The principal bedroom benefits from its own private balcony and a well-appointed en-suite shower room. The second bedroom is a well-proportioned double, offering ample space for freestanding furniture and additional storage. Further benefits include a secure allocated parking space, adding both convenience and peace of mind.

The property benefits from convenient access to local shops, everyday amenities, and nearby cafés. Harlow Town Centre being only a short distance away, offering a wider range of retail and dining options. Excellent transport links are close by, including Harlow Town and Harlow Mill stations for direct routes into London, while frequent bus services connect easily across the town. The area is also well-served by green spaces, with nearby parks, walking routes, and riverside paths providing a peaceful escape for weekend strolls.

** Under the Estate Agency Act 1979, Section 21, Disclosure of interest, the Vendor of this property is associated with Millers Estate Agents **





Open Plan Kitchen/Living Room
14'4" x 23'5" (4.38m x 7.15m)

Balcony One
8'3" x 18'7" (2.51m x 5.66m)

Bedroom One
11'7" x 11'9" max (3.53m x 3.58m max)

En-suite (max)
7'8" x 6'7" (2.34m x 2.03m)

Balcony Two
10'3" x 5'5" (3.12m x 1.64m)

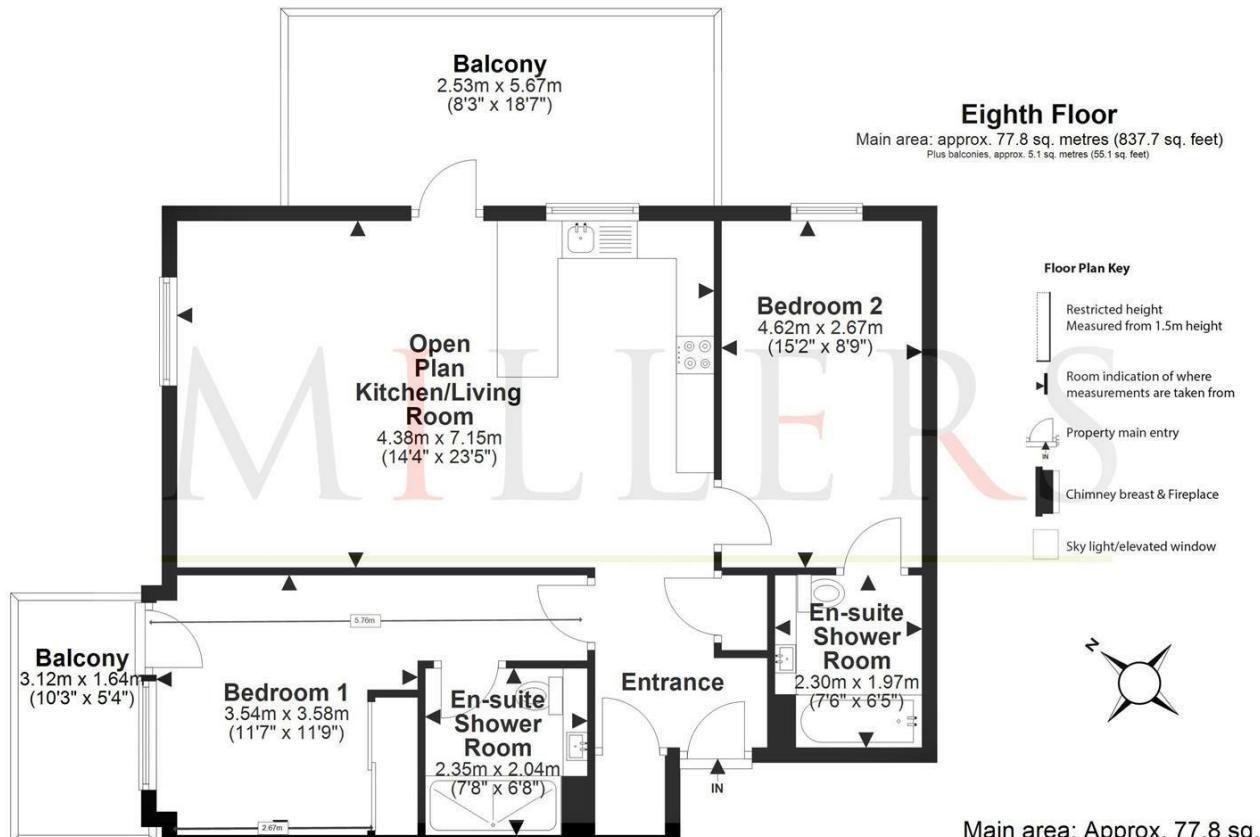
Bedroom Two
15'2" x 8'9" (4.62m x 2.67m)

En-suite (max)
7'6" x 6'5" (2.29m x 1.96m)

EXTERIOR

Allocated Parking Space



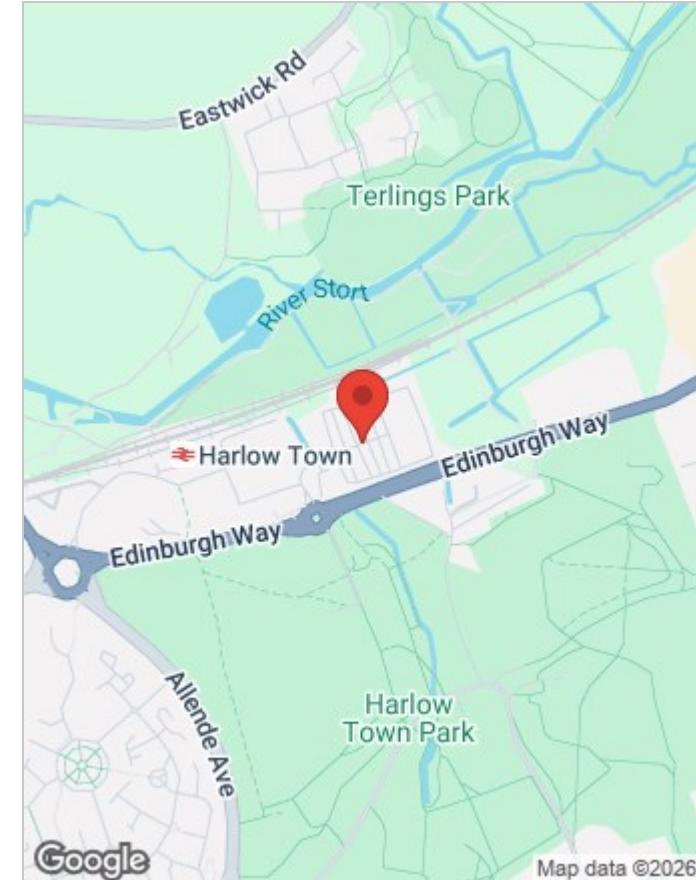


Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footprint

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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