



**HIGH MEAD, HARROW**  
**GUIDE PRICE £325,000** Leasehold

Ideal for downsizers or first-time buyers, this light and spacious ground floor apartment features two double bedrooms, a large reception room, a fully fitted kitchen with garden access, and a shower room. Conveniently located near shops, schools, restaurants, and transport links.

- Spacious 2 bed apartment
- Bright Reception Room
- 2 Bedrooms
- Fitted Kitchen
- Resident's parking
- Shower room
- Communal grounds
- Leasehold - Approx. 140 years remaining.

### Spacious Two-Bedroom Ground Floor Apartment in Prime Location

Perfect for downsizers or first-time buyers, this bright and roomy ground floor apartment with two double bedrooms is situated in a highly desirable area, close to local transport links and shopping facilities.

The accommodation includes an entrance hallway with built-in storage. From the hallway, you'll access a generous reception room, a fully equipped kitchen with a door leading to the communal garden, two double bedrooms, and a shower room. Outside, the property features well-maintained communal grounds and first-come, first-serve parking at the front.

Situated off Station Road, High Mead provides easy access to local shops, schools, restaurants, and bars. The property is conveniently located near Harrow & Wealdstone Train Station, which is served by the Overground and Bakerloo Lines, as well as Harrow on the Hill Station on the Metropolitan and Overground Lines.

Council Tax Band: C (Harrow Council )

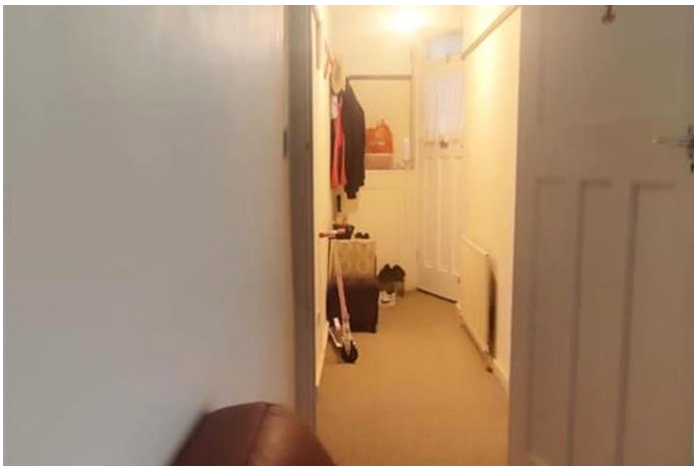
Tenure: Leasehold (140 years)

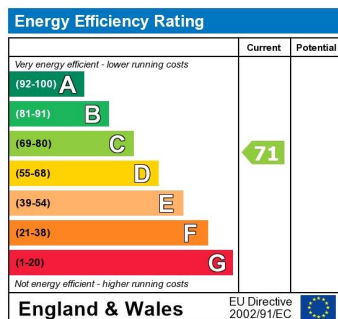
Ground Rent: £0 per year

Service Charge: £312.51 per quarter

#### **Bedroom 1**

#### **Bedroom 2**





EU Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Misrepresentation Act 1967 These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information supplied by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in the particulars or any other information given. November 2022