



Lawrie Court, Harrow

- Two Double Bedroom Ground Floor Apartment
- Private Entrance
- Private Garden
- Close To Harrow & Wealdstone Station
- Fitted Kitchen/bathroom
- On Street Parking
- Family Bathroom

Offers Over £300,000

Tenure: Leasehold

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Lawrie Court, Harrow

DESCRIPTION

2-Bedroom Ground-Floor Flat with Private Garden – Long Lease & Low Ground Rent

Stanmore Hunters are pleased to present this charming two-bedroom ground-floor flat, offering an excellent opportunity for first-time buyers, investors, or homeowners seeking a practical and comfortable home.

The property features:

Two generously sized double bedrooms, providing versatile living space
Separate, well-proportioned kitchen, ideal for cooking and everyday use
Private rear garden, perfect for outdoor dining, relaxation, or entertaining guests

Boasting a long lease and low ground rent, this flat combines convenience with long-term value.

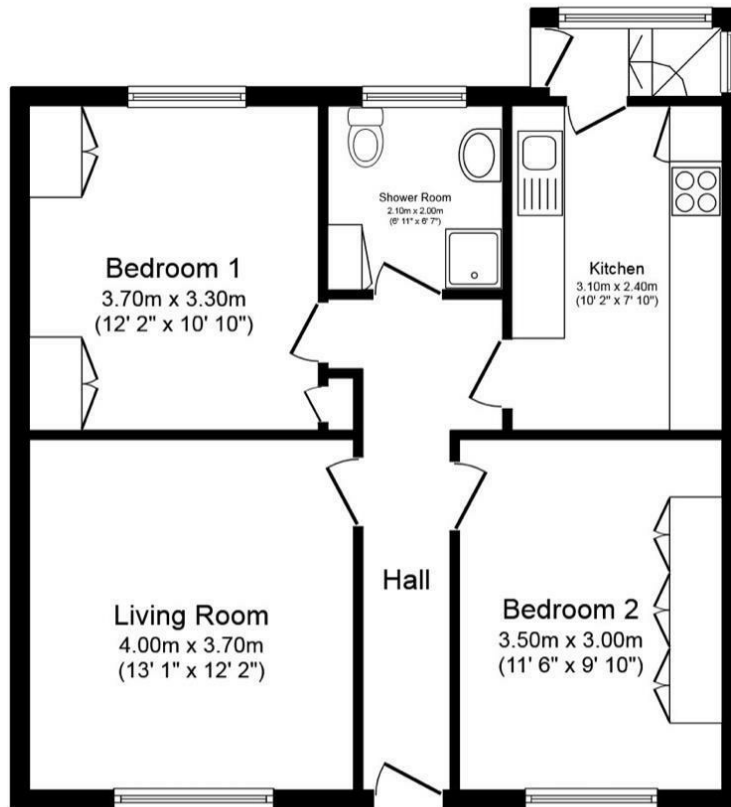
Location Highlights:

Excellent access to local amenities, including shops, restaurants, and supermarkets
Close to public transport links, with the nearby train station providing easy connections across London

This flat represents a fantastic opportunity to secure a practical and well-located property in a sought-after area.

Contact Stanmore Hunters today on 020 3667 1333 to arrange a viewing.





Total floor area 63.4 sq.m. (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

stanmore@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		67	
		80	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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