



Grant Road, Harrow, London, HA3 7SA

- Two bedrooms
- Bright reception room
- Built in 2006
- Easy access to transport
- Two bathrooms
- Purpose-built flat
- Close to Harrow amenities
- Ideal for small families

£310,000

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DESCRIPTION

Nestled in the heart of Harrow, this well-presented two-bedroom purpose-built flat offers modern living in a highly convenient location. Built in 2006, the property combines contemporary design with well-proportioned accommodation, making it an ideal choice for first-time buyers, professionals or investors.

The accommodation includes a bright and spacious open-plan kitchen/reception room, finished with sleek white cabinetry, black worktops, tiled flooring and a stylish glass splashback. Integrated appliances include an oven and hob, with space for additional appliances such as a washing machine and fridge freezer. The area is filled with natural light and provides ample room for cooking, dining and relaxing.

The property offers two comfortable double bedrooms. The principal bedroom features soft carpeting, neutral décor and fitted storage, along with direct access to a modern en-suite shower room finished with elegant stone-effect tiling. The second bedroom is also well proportioned and versatile, ideal for use as a guest room, home office or additional living space.

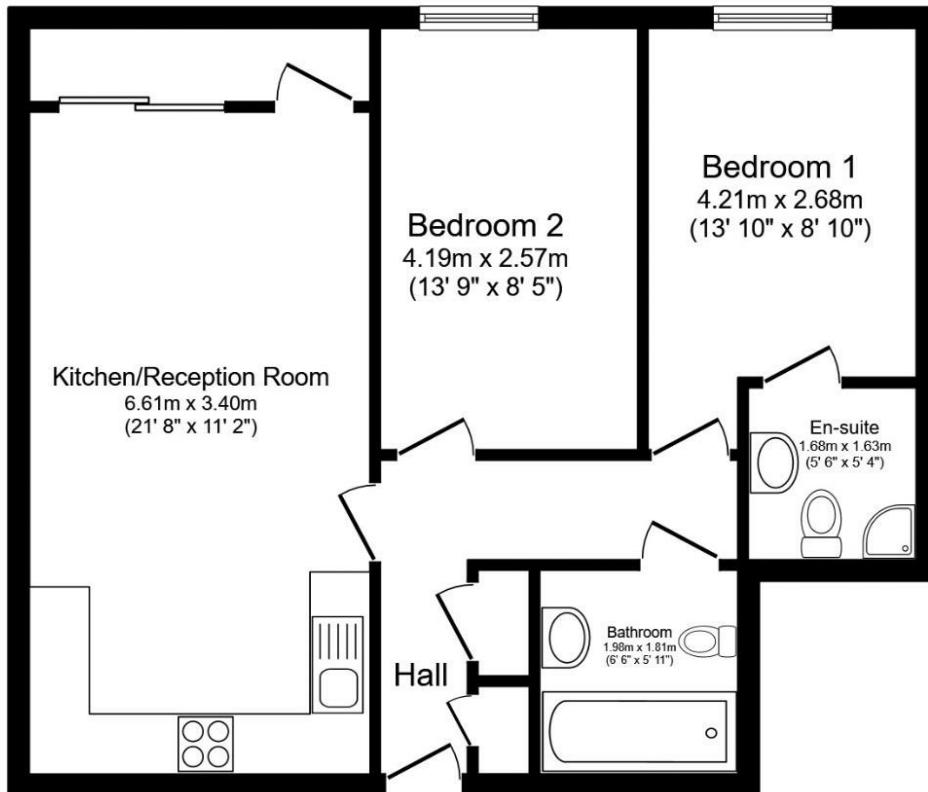
A contemporary main bathroom completes the accommodation, comprising a bath with shower attachment, WC and vanity unit, finished in matching stone-effect tiling for a cohesive and stylish feel.

Further benefits include a bright living/dining area with wooden flooring and direct access to a private balcony, providing an airy and inviting space ideal for everyday living and entertaining.

Conveniently located close to local shops, transport links and green spaces, this attractive flat offers an excellent opportunity to enjoy modern living in a sought-after Harrow location. Early viewing is highly recommended.







Total floor area 62.1 sq.m. (668 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

Viewings

Please contact stanmore@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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 | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | 75 |
| (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 | |

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.