



Northolt Road, Harrow, HA2 0FU

Discover modern living at its finest in this beautifully designed one bedroom apartment, perfectly positioned within the highly sought-after Echo Court development, the apartment briefly comprises; one double bedroom, modern bathroom suite and a living room open-planned with a fitted kitchen. Echo Court combines convenience with lifestyle and benefits from a private balcony, a long lease, access to two lifts and allocated parking. Located just moments from South Harrow Station, you'll benefit from excellent transport links into Central London, while local shops, cafés, and amenities are right on your doorstep. Whether you're a first-time buyer, a professional seeking a stylish home, or an investor looking for a prime rental opportunity, this apartment ticks all the boxes.





### ENTRANCE HALL

Entrance door, laminate effect flooring, entrance security com, storage cupboard, underfloor heating, doors to:

### LIVING/KITCHEN ROOM

Rear aspect double glazed window, laminate effect flooring, downlighting, underfloor heating, a range of base and eye level units, part tiled walls, one and a half sink with drainer, fitted

oven with four electric hob rings, extractor hood, integrated oven and fridge freezer, rear aspect double glazed door to balcony.

### BEDROOM

Rear aspect double glazed windows, underfloor heating, fitted wardrobes.

### BATHROOM

Tiled flooring, part tiled walls, underfloor heating, panel enclosed bath with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, downlighting, heated towel rail.

### PARKING

Allocated Parking.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### LEASE

243 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### OUTGOINGS

Service charge: £2000 service charge, including boiler expenses per annum.

Ground rent: £300 per annum.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### COUNCIL TAX

London Borough of Harrow - Band C - £2,129.65

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

South Harrow (0.1 Miles)

Northolt Park (1.0 Miles)

Harrow on the Hill (1.7 Miles)

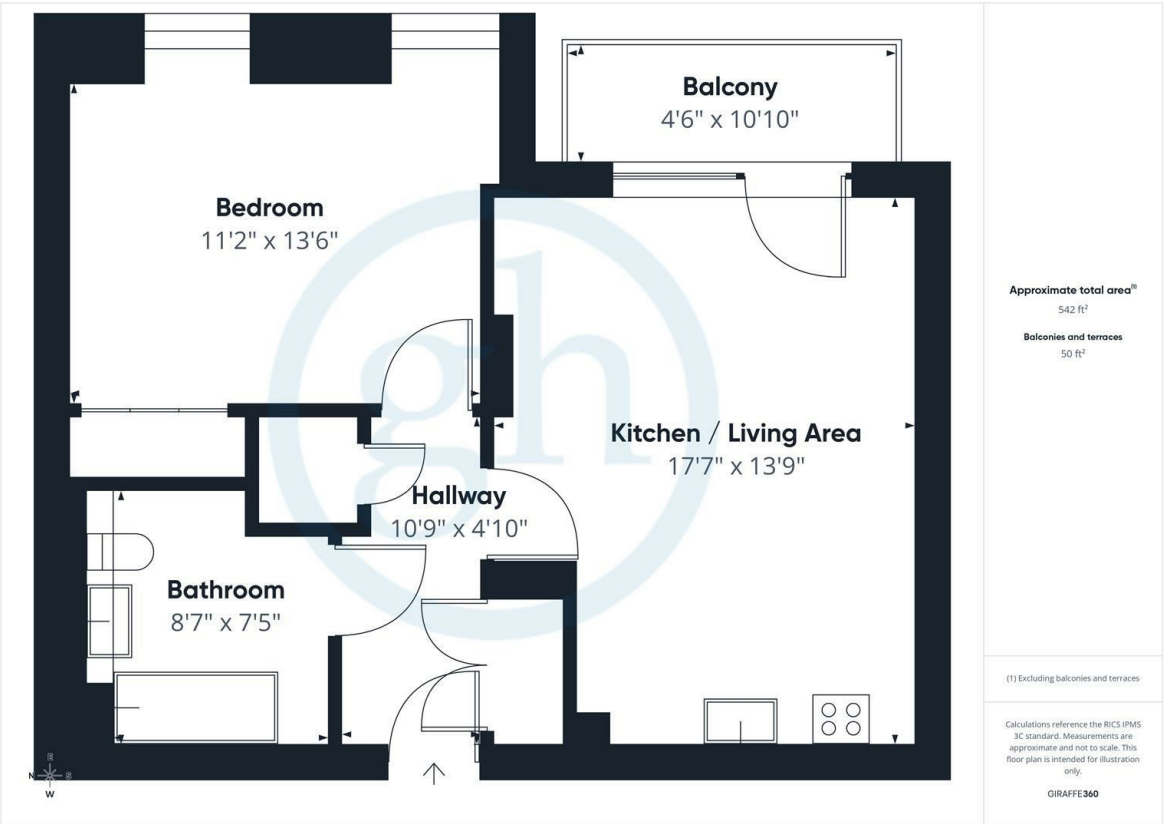


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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

