



## 2 bed apartment to buy in HA2

142 Northolt Road, Harrow, Middlesex,  
HA2 0EG

**£270,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fourth Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Open Plan Living Room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This modern two-bedroom apartment in Bovis House is perfect for first-time buyers and investors. The fourth-floor property features two double bedrooms, a master en-suite, a bright open-plan living area, a fully fitted kitchen, and a modern bathroom. Benefits include gas central heating, double glazing, lift access, a secure entry system, and an allocated parking bay. Just a 3-minute walk to South Harrow Station (Piccadilly Line), it offers quick links to Central London and Heathrow, plus bus routes and easy access to the A40, M25, and M1. Local amenities include Waitrose, Aldi, restaurants, and Harrow Town Centre, while parks and top-rated schools, such as Whitmore High and St Anselm's Primary, make it ideal for families and professionals. With strong rental demand, this is a great investment or home opportunity. Arrange a viewing today!

Internally - This two-bedroom apartment offers a spacious and functional layout, perfect for modern living. The master bedroom is generously sized with built in wardrobes and features an ensuite bathroom with an enclosed shower unit, wall hung sink, and WC. The second bedroom is also well-proportioned. A separate main fully tiled bathroom includes a tiled enclosed bathtub, WC, wall hung sink and heated towel rail. There is an open plan reception/ kitchen which is efficiently designed and comprises of matching wall and base units, an electric hob with an extractor fan over, a built-in oven and integrated fridge freezer.

Externally - Allocated parking bay.

Location - Bovis House is located on Northolt Road just two minutes walk to Waitrose, three minutes to South Harrow Station and main thoroughfare with shops including Aldi, Iceland and a number of restaurants.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £531.00

Annual Service Charge Amount: £2,982.00

Price: Starting Bid £270,000

Property Type: Apartment

Parking: Allocated

Year built: 1983

Construction materials: Brick and block, Steel frame construction

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92-100) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                   | 82                         | 82  |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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