

College Road  
Harrow, HA1

**Asking price £375,000**



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## College Road

Harrow, HA1

Welcome to this exceptionally spacious 1-bedroom apartment, perched on the 13th floor and located in the heart of central Harrow. With over 558 sq/ft of carefully designed interior space, this residence showcases impeccable décor and meticulous upkeep.

Upon entering, you'll be welcomed by the warmth of newly installed hardwood flooring, complemented by underfloor heating throughout the apartment. Floor-to-ceiling windows illuminate the living space, offering breath-taking views of both Harrow on the Hill and the iconic central London skyline.

A standout feature of this property is the expansive balcony, providing an ideal spot for outdoor relaxation while enjoying the sweeping panoramic views. The modern kitchen, equipped with integrated appliances such as a dishwasher and fridge freezer, caters to both style and functionality. A convenient utility room further enhances the practicality of the living space.

Residents of this exclusive property have the privilege of indulging in two generously sized communal roof gardens, offering delightful spaces for socializing and enjoying the outdoors. A 12-hour concierge service adds an extra layer of convenience and security, providing assistance as needed.

Situated just a minute's walk from Harrow on the Hill tube station, residents benefit from easy access to Metropolitan and Overground services, with a journey time of just 14 minutes to London Marylebone station, making it an excellent choice for commuters.







**Living/Dining/Kitchen**  
30'11" x 10'10" (9.44 x 3.32)

**Bedroom**  
14'0" x 9'2" (4.29 x 2.80)

**Bathroom**  
7'2" x 6'6" (2.2 x 2.0)

**Balcony**  
10'5" x 5'8" (3.20 x 1.75)

**Harrow**

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**Tenure**

Leasehold

**Lease Length**

991 Years Remaining

**Service Charge**

£2,354 PA

**Ground Rent**

£425 PA

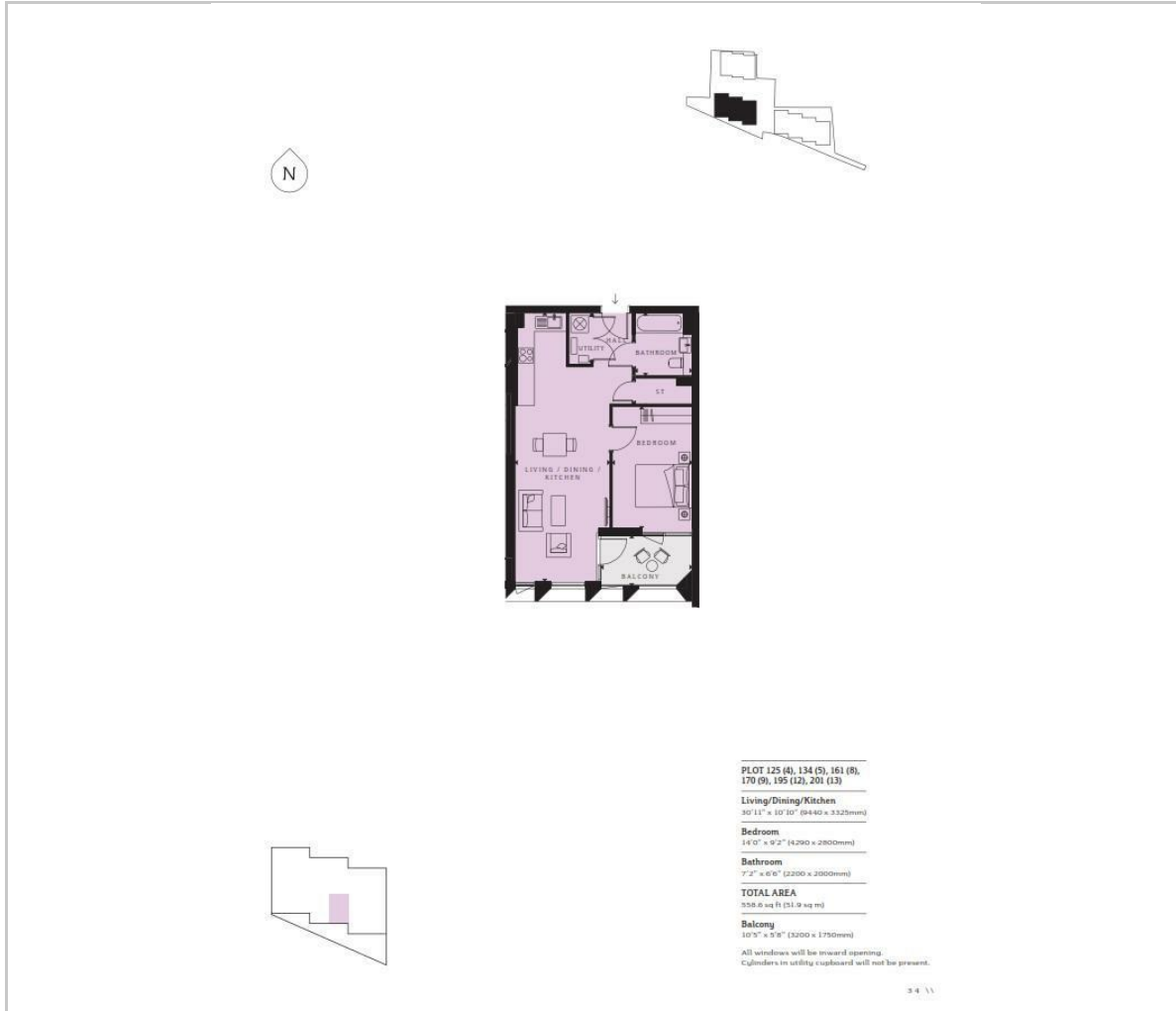


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## Floor Plan



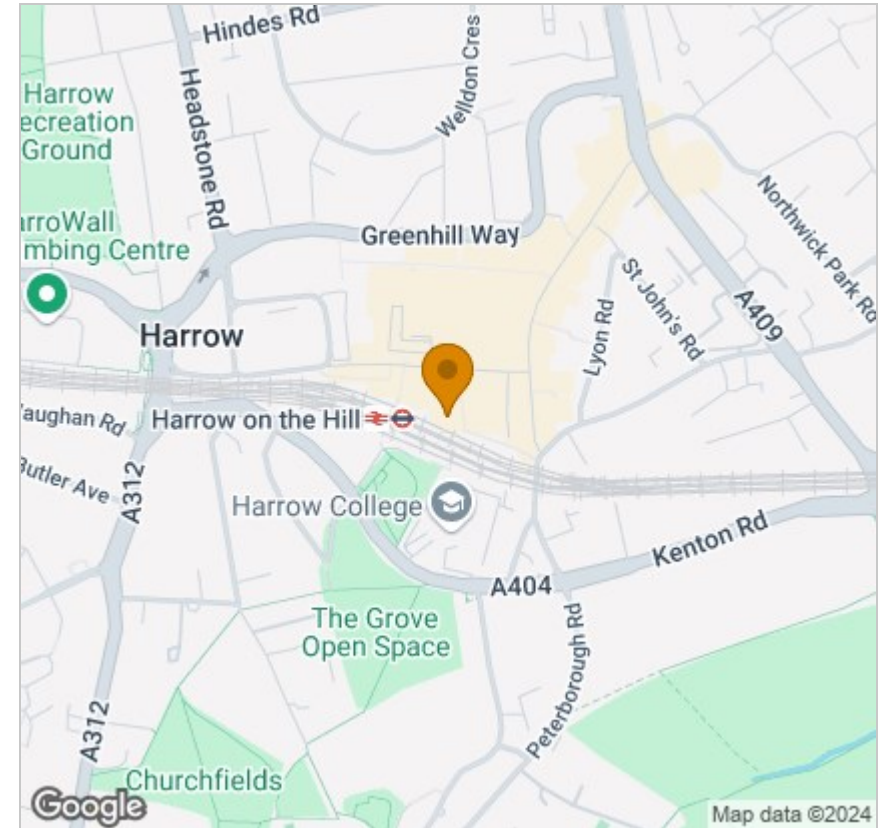
## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

