



## Cottage Close

Harrow, HA2

£429,950



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Harrow, HA2

This luxurious 978 sq ft two-bedroom penthouse apartment is situated in the sought-after gated development of Cottage Close on the slopes of Harrow on the Hill, offering an exceptional combination of modern convenience and elegant living, and the added benefit of a long lease.

The property features two generously sized double bedrooms, both with fitted storage, and the main bedroom benefits from an en-suite bathroom. The spacious lounge is bathed in natural light, creating a warm and welcoming atmosphere, while the modern, fully fitted kitchen combines style and functionality. A well-appointed main bathroom with contemporary fixtures provides a relaxing retreat.

This exclusive development offers a range of premium amenities, including CCTV security, a video entry system, and an onsite concierge with a cleaner, ensuring both convenience and peace of mind. Residents also have access to a fully equipped onsite gymnasium and generous communal gardens, providing ample space to relax and unwind. Allocated underground parking with electric charging points adds further practicality, and a passenger lift ensures easy access throughout the building.

The apartment is equipped with gas central heating and Full Fibre broadband, catering to the needs of modern living.

Conveniently located, the property is within walking distance of Harrow on the Hill (Metropolitan/Chiltern Line) and Sudbury Hill/South Harrow (Piccadilly Line) stations, offering quick access to central London for an easy commute. Harrow on the Hill itself is renowned for its strong sense of community and village charm, with an array of independent coffee bars, pubs, restaurants, and a nearby Waitrose supermarket.

The area is also home to a selection of highly regarded private, state, and church schools, making this property ideal for families and professionals seeking a well-connected, premium lifestyle.







### **Living Room**

20'5" x 17'3" (6.23 x 5.28)

### **Kitchen**

11'7" x 6'11" (3.55 x 2.11)

### **Bedroom**

14'1" x 11'8" (4.30 x 3.58)

### **Bedroom**

15'8" x 10'6" (4.80 x 3.22)

### **Bathroom**

10'6" x 5'9" (3.22 x 1.76)

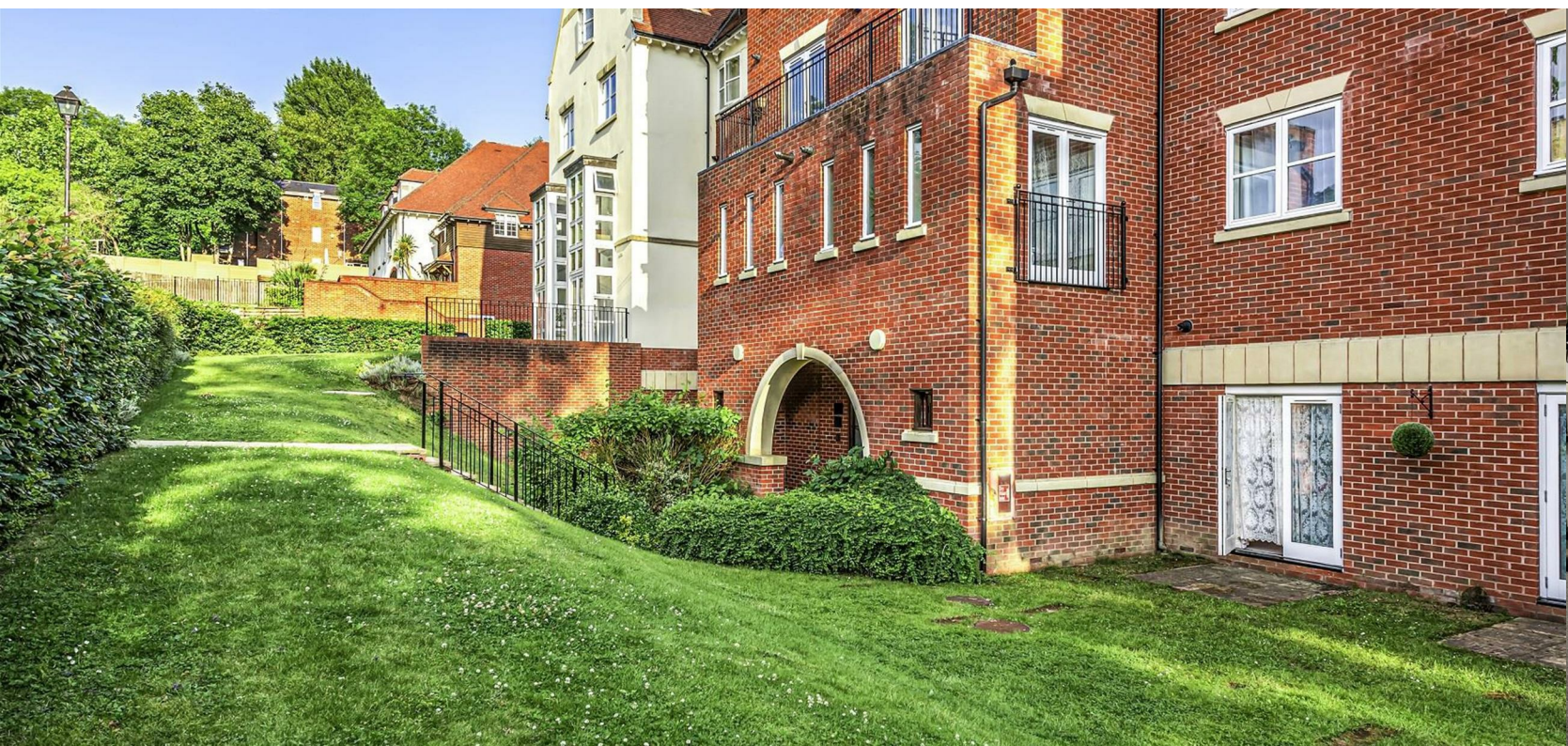
### **En Suite**



**Lease- 135 Years remaining**

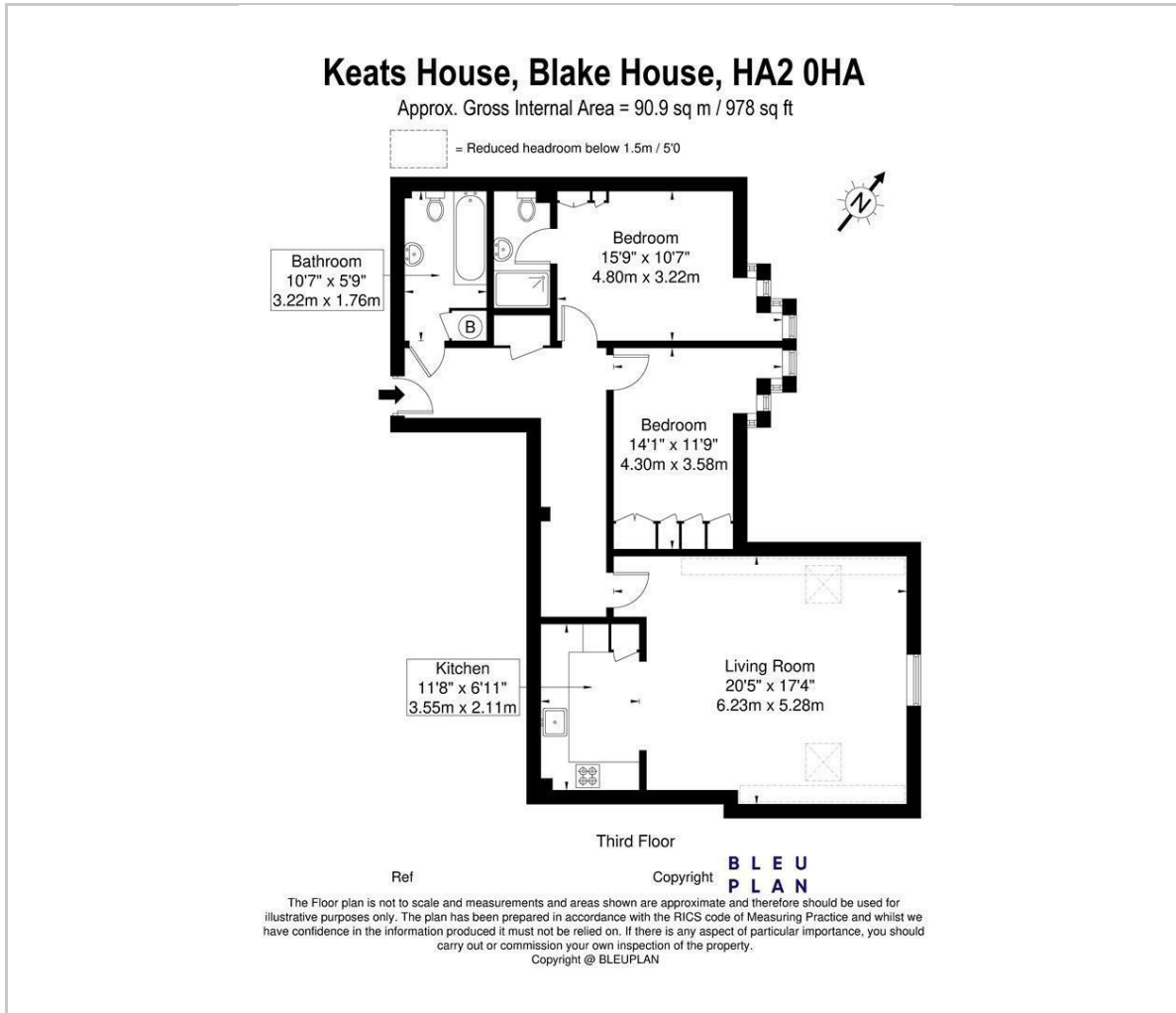
**Service Charge- £3800 per annum**

**Ground Rent- £300 per annum**





## Floor Plan



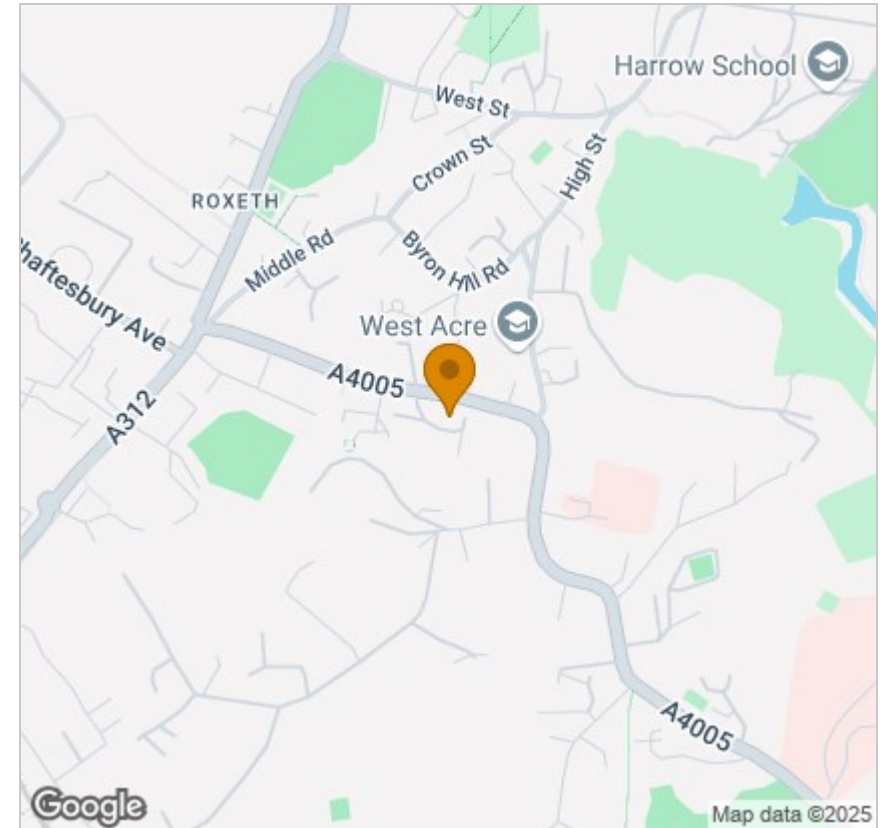
## Viewing

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

