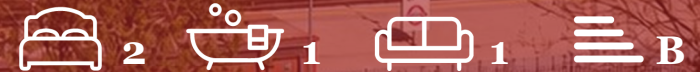




College Road  
Harrow, HA1  
**£425,000**



## College Road

Harrow, HA1

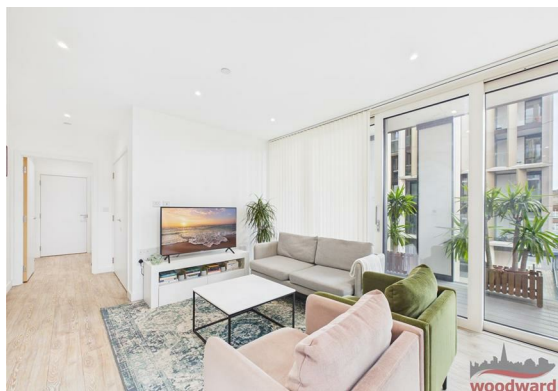
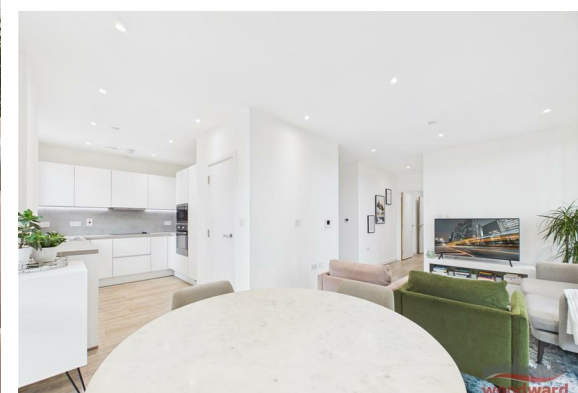
Set within the contemporary Bryant Apartments development, this beautifully presented two bedroom first floor apartment extends to approximately 685 sq ft and combines bright modern interiors with an exceptionally convenient central Harrow location.

The apartment is thoughtfully arranged, with a spacious dual aspect living area forming the centre of the home. Floor to ceiling windows draw in excellent natural light throughout the day, while the open plan layout creates a comfortable setting for both everyday living and entertaining. The fitted kitchen is neatly integrated, offering clean modern lines and practical storage.

A large private balcony extends directly from the reception space, providing an additional outdoor layer with ample room for seating and dining. Both bedrooms are well proportioned doubles, finished in a contemporary style, while the bathroom is modern and well detailed.

Further benefits include underfloor heating, video entry, passenger lift access and access to beautifully maintained communal roof gardens with far reaching views across the surrounding area.

Bryant Apartments sits moments from Harrow town centre, placing a wide selection of cafés, restaurants, shops and leisure facilities within immediate reach. Harrow on the Hill station is approximately a two minute walk away, providing Metropolitan Line underground services and Chiltern Rail connections into London Marylebone, making the apartment particularly well suited to commuters.





**woodward**  
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**Living room/Kitchen**  
22'9" x 17'4" (6.95 x 5.3)

**Bedroom 1**  
11'11" x 10'5" (3.64 x 3.18)

**Bedroom 2**  
12'5" x 9'0" (3.8 x 2.76)

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

**Balcony**  
19'5" x 5'1" (5.93 x 1.55)



**woodward**



**woodward**  
Estate Agents



## Floor Plan



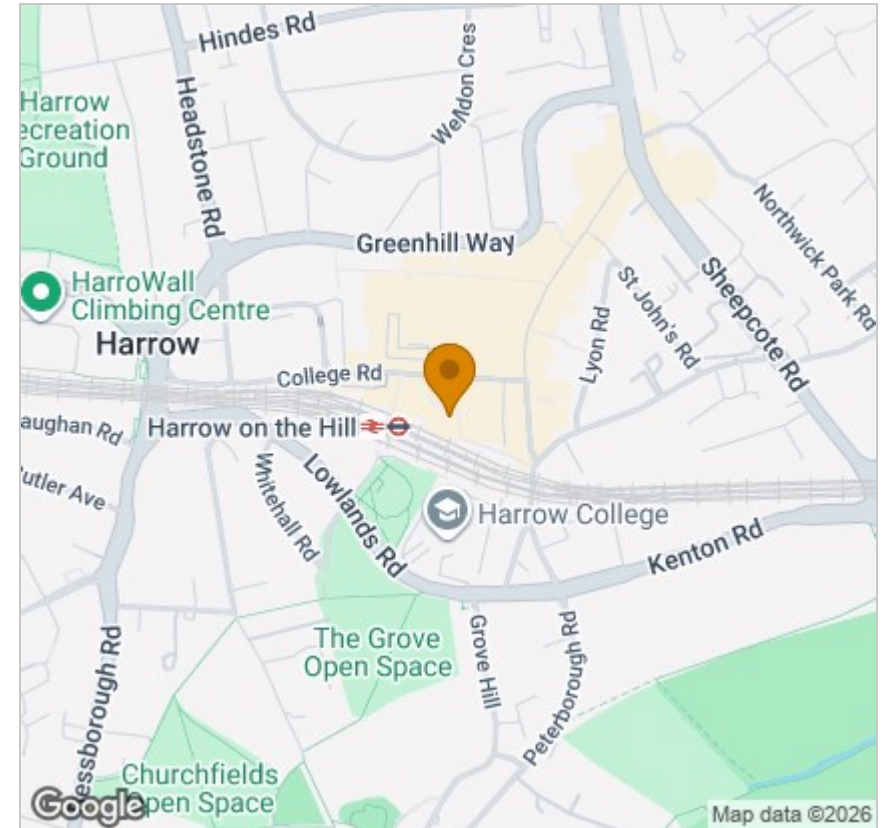
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

