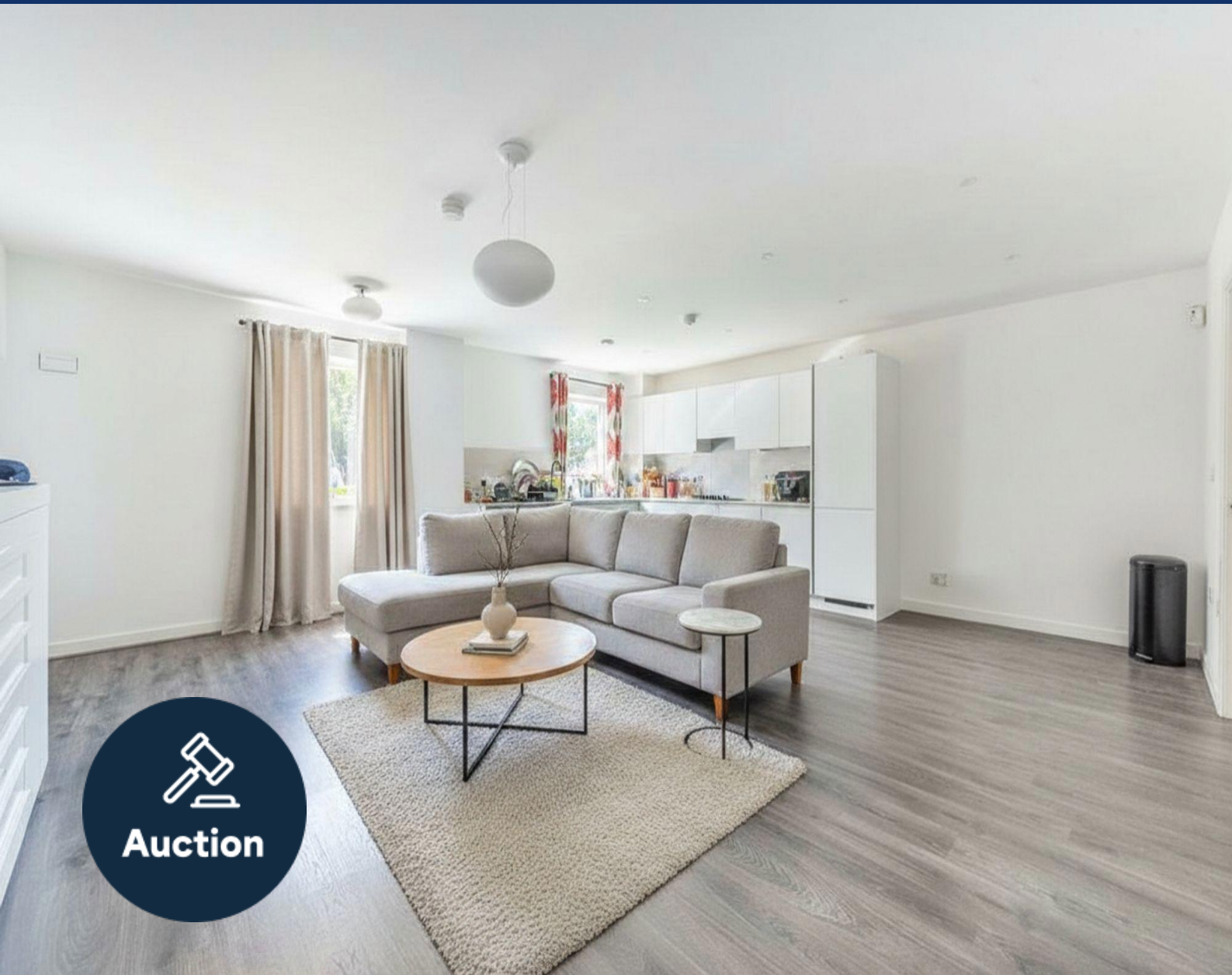




3 bed flat to buy in HA1

Lensview Close, Harrow, Middlesex, HA1 4GU

£495,000 Starting Bid

 x 3  x 2  x 1

Tenure

Leasehold

Property features

- ✓ Ground Floor Apartment
- ✓ Larger Than Average
- ✓ Mutii-Zone Underfloor Heating
- ✓ Allocated Parking Space
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £495,000

Lawrence Rand are pleased to present this beautifully designed apartment, set on the ground floor of this popular modern development.

The property offers a bright and spacious open-plan kitchen/living area with integrated appliances. Offering generously sized accommodation throughout, a private patio, en-suite facilities and a superb position within the development.

Lensview Close is located in the highly sought-after Eastman Village, providing a vibrant residential setting with excellent local amenities nearby. The property is ideally positioned moments from a wide range of transport links, including rail services from Harrow & Wealdstone station and convenient bus routes along Headstone Drive, making it perfect for commuters and families alike.

Residents also enjoy outstanding on-site amenities including a gym, café, restaurant and supermarket, providing exceptional convenience right on your doorstep.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.

Additional Information

Council Tax band: E

Tenure: Leasehold, 990+ years remaining

Service Charge ££2,512pa (estimate), Ground Rent £550pa

EPC Energy Efficiency Rating: B

Suppliers

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 991

Annual Ground Rent Amount: £550.00

Annual Service Charge Amount: £2,512.00

Price: Starting Bid £495,000

Property Type: Flat

Year built: 2019

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



APPROXIMATE GROSS INTERNAL AREA
1038.9 SQ FT / 96.6 SQ M

This plan has been drawn for illustrative and identification purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Lensview Close, Harrow, Middlesex, HA1 4GU

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk

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