



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Artisan Place

Harrow HA3 5EB

- Three bedroom, Three bathroom duplex apartment
- Roof Terrace
- Balcony
- Parking for one car

Asking Price Of £550,000

EPC Rating '76'





Property Description

A stunning and immaculately presented THREE DOUBLE BEDROOM, THREE BATHROOM DUPLEX apartment located on the top floor of this modern block with a PRIVATE ROOF TERRACE and BALCONY. The property is located within Artisan Place, a popular development in Harrow Weald located only moments from the amenities of the High Street and Harrow & Wealdstone Station (Fast trains to Euston in 13 minutes and Bakerloo Line).

The property has been finished to a high standard throughout and on the first floor there is a modern kitchen fitted with quartz worktops, an integral 5 ring induction hob, Fridge, freezer and dishwasher semi open plan to the reception room with direct access to a balcony, a guest W.C, Family bathroom (tiled around the bath), a large third double bedroom with fitted storage under the stairs, a second double bedroom with fitted wardrobes with en-suite shower room. There is a large storage cupboard off of the landing.

The second floor is dedicated to the master bedroom suite where you can find a spacious double bedroom with dual aspect windows, an ensuite shower room with walk in shower



cubicle and a walk in wardrobe.

From this level there is direct access to a huge roof terrace with incredible views across Harrow and London.

The property further benefits from allocated parking for one car with EV charger for electric cars already installed, double glazed windows throughout and ample storage.

We have been advised there is 150 years remaining on the lease.

We have been advised the Service Charge is £1,650 per annum

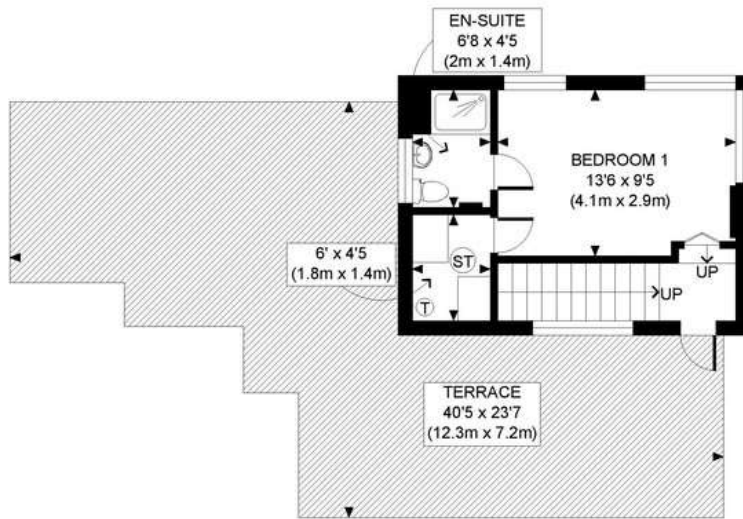
We have been advised the Ground Rent is £400 per annum



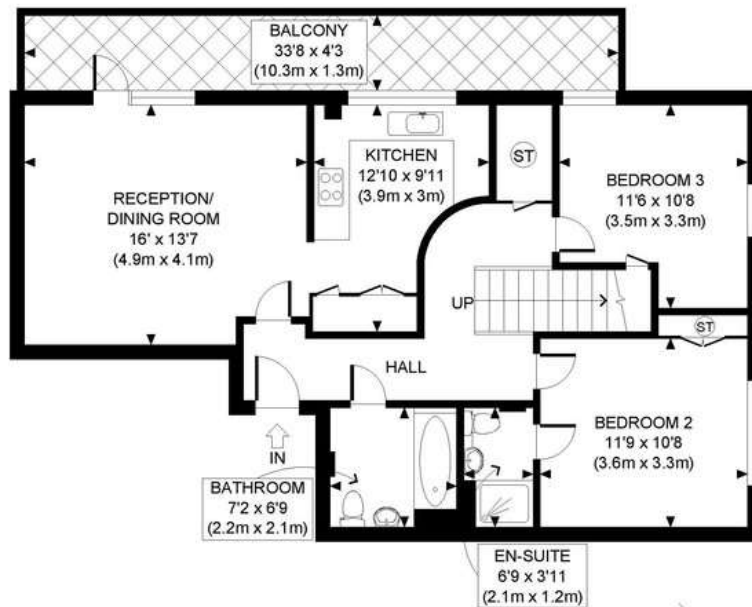




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 240 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 817 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1057 SQ FT/ 98 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements