



  
**Andrew Pearce**  
PINNER

**BOXTREE ROAD, HARROW, HA3 6TG** **£400,000**





**A stylish range of six newly constructed high specification apartments, set within a select development, featuring smart contemporary interiors and well proportioned interior layouts. The ground floor apartments enjoy the benefit of private lawned gardens and allocated parking.**

A sumptuous, two bedroom ground floor apartment accessed via the communal hallway with security entry phone. The entrance hallway features a large double storage cupboard with plumbing for washing machine and leads through to the impressive open plan kitchen / living room. The living space is generous, and the kitchen is extensively fitted with a range of streamlined units and incorporates integrated appliances including oven, hob and extractor. The combination boiler is housed within a wall unit.

The principal bedroom is a bright and spacious room and bedroom two is also a well proportioned double room. Both feature fitted wardrobes.

Completing the interior layout is the high specification bathroom, fitted with a stylish white suite, neatly finished with tiled walls and flooring.

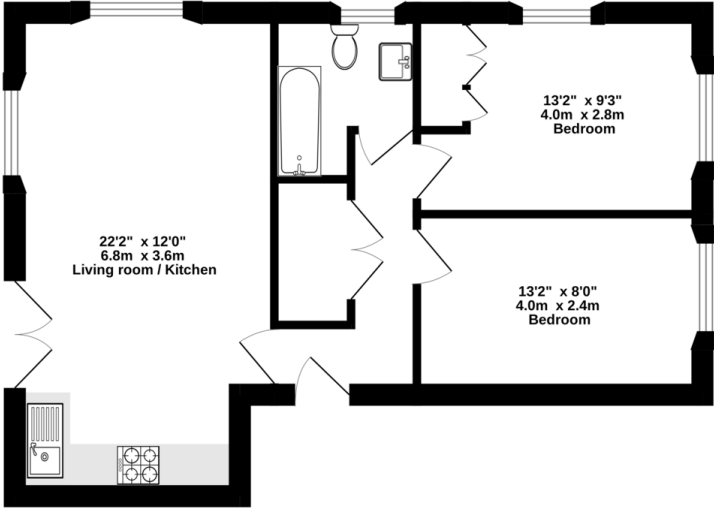
Outside, this apartment enjoys direct access to a private lawned garden with fenced boundaries. Secure gated allocated parking is provided for this property.



Specification features:

- Secure Entry System for all units
- Neutral Decor
- Communal TV aerial
- Cat 6 wiring
- 1 x allocated off street parking space with gated access
- Ample parking surrounding the development for visitors and the residents
- 999 year lease with a share of the Freehold
- 10 year building warranty

GROUND FLOOR  
607 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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