



**Connells**

Flat 2 Milton Road  
Harrow



### Property Description

Introducing a BRAND-NEW collection of 24 stylish one and two-bedroom apartments on Milton Road, Harrow available through SHARED OWNERSHIP. This is an ideal opportunity for FIRST-TIME BUYERS to step onto the property ladder in a vibrant North West London neighbourhood.

These superb new homes at Milton Road have been designed for a modern lifestyle offering an open plan living space and stylish kitchen making it perfect for entertaining or relaxing. The bathrooms have been finished with high-end fixtures and fittings that add a touch of luxury to everyday living and the apartments also come with underfloor heating, ensuring a comfortable living space.

Each apartment comes with a private balcony providing a space to enjoy fresh air and outdoor space. The development also has a communal garden that will be beautifully landscaped providing a peaceful area for residents to enjoy with family and friends.

Milton Road is a great opportunity for those looking to get on the property ladder. With a range of shared ownership options available from as little as 10%, it's an affordable way to own a home in this desirable development. Price advertised is representative of a 25% share.

If you're interested in registering for these apartments and becoming part of this new community, please contact us today.

### Milton Road Details:

- 1 Bedroom apartment's full market values starting from £340,000 - £372,500
- 2 Bedroom apartment's full market values starting from £410,000 - £450,000

Example :  
Full market value: £340,000

- 10% share value: £34,000 | Rent - £770.63
- 25% share value: £85,000 | Rent - £584.06
- 50% share value: £170,000 | Rent - £389.38
- 75% share value: £255,000 | Rent - £194.69

The full market value of this home is £340,000, but with shared ownership, you could purchase an initial 25% share for just £85,000 and pay a monthly rent on the remaining share. If you're buying with a mortgage you may only need a deposit of 5% of the amount you borrow, meaning your deposit could be as low as £4,250.

### Kitchen

- Modern kitchen units with a laminate worktop
- Zanussi multi-function oven and touch control ceramic hob
- Zanussi extractor cooker hood
- Zanussi Fridge Freezer 70/30 Split
- BOSCH washer/dryer
- BOSCH integrated dishwasher
- Integrated kitchen bin

### Bathroom

- Contemporary stylish fully tiled bathroom
- Ideal Standard sanitaryware and fittings
- White bath with chrome mixer tap, wall mounted shower and glass bath screen
- Back to wall WC
- Polished chrome ladder towel rail
- Ceramic floor and wall tiling
- Mirrored bathroom cabinet

## Interior Finishes

Amtico vinyl flooring to hall, living and kitchen areas  
Contemporary white internal doors with polished chrome door furniture  
Underfloor heating throughout apartments  
Fitted carpets to bedrooms  
Double glazed windows  
Balcony  
Generous Storage provision

## External And Communal Areas

Private audio & video entry to all apartments  
Smoke & heat detectors  
Bin and recycling zone  
Secure bicycle storage  
Fob access

## For Peace Of Mind

Ten year NHBC new build warranty  
990 year lease

## Location

Milton Road is in an incredibly convenient location in the heart of Harrow, with everything you need on your doorstep. Just a short walk from Harrow & Wealdstone Station, this location ensures excellent connectivity to central London and beyond.

St George's Shopping Centre and St Ann's Shopping Centre are both just a 7-minute walk away, offering high-street fashion, electronics, home goods, supermarkets, and a Vue cinema.

The area is full of vibrant local cafés, bakeries, and a range of international cuisines, with popular chains like Nando's, Wagamama, Starbucks, and Pret A Manger nearby.

Whether you're grabbing a quick bite to eat, meeting friends for a coffee, popping to the

gym or enjoying an evening out, there is plenty to choose from.

Everyday essentials are easily accessible, with a Tesco Superstore located at Station Road, just minutes away, offering a wide selection of groceries and household goods.

## Superb Transport Links

Milton Road is ideally situated for excellent transport links, making commuting and travel into Central London quick and easy.

Harrow & Wealdstone Station is just a 5-minute walk away, offering access to the Bakerloo Line, London Overground, and National Rail services. You can be in London Euston in as little as 13 minutes.

Harrow-on-the-Hill Station, served by the Metropolitan Line, is also within easy reach, providing fast access to Central London.

A variety of local bus routes, including routes 140, 182, 258, and H9, connect the area to Harrow Town Centre, Wembley, Northolt, and Heathrow Airport.

## Local Schools And Education

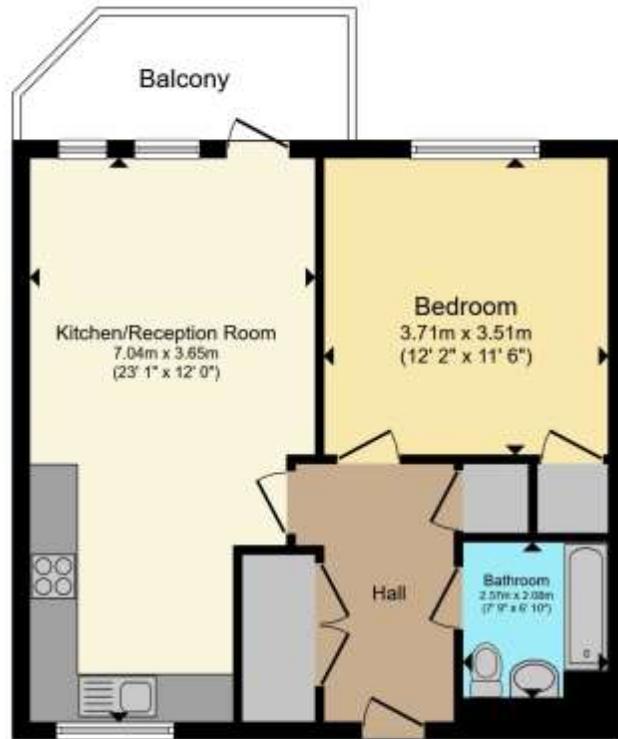
Families will appreciate the proximity to several excellent educational institutions:

- Marlborough Primary School (Ofsted 'Good') is just 300 meters away.
- St Jerome Church of England Bilingual School (Ofsted 'Good') is around 600 meters from the - development.
- Norbury School, also rated 'Good' by Ofsted, is within walking distance.
- or secondary education, Salvatorian Roman Catholic College is just 1.1 km away.

Several nurseries and early years centres are also in the area, providing ample educational options for families.

## Parks And Green Spaces





**Total floor area 51.1 m<sup>2</sup> (550 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating:  
 Exempt

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311817](http://connells.co.uk/Property/HRW311817)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311817 - 0005