



*ESTATE & LETTINGS AGENTS*

## Langton House, Cottage Close, Harrow, HA2



**FOR SALE £550,000 LEASEHOLD**

**STUNNING LUXURY APARTMENT!!!** Major Estates is proud to bring to the market this stunning beautiful 2 bed 2 bath apartment. This spacious property consists of large reception area with open plan kitchen, gas central heating, larger than average sized windows oozing natural light, walk through wardrobe and En-Suite to master bedroom (with walk in shower cubicle and fixed waterfall feature shower head). The reception room/kitchen windows are fitted with electric blinds, the fully fitted modern kitchen has quartz worktops and integrated appliances. A stylish spiral staircase leads to the mezzanine level from the reception/kitchen. Bedroom 2 is a double bedroom with custom fitted wardrobes. A good size modern family bathroom having a bathtub with fixed waterfall shower head.

Cottage Close is a gated development with concierge, on site gym and has guest parking located on the slopes of Harrow-On-The-Hill and within catchment of outstanding Schools.

- Gated Development
- Allocated Parking
- Concierge
- 2 Bedrooms
- 2 Bathrooms
- High Ceilings

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

**Entrance:**

Through wooden front door leading into hallway.

**Hallway:**

Laminate wood flooring, radiator, door to storage cupboard's- 1 housing electric fuse box, storage cupboard 2 housing water tank and water softener.



**Open Plan Reception/Kitchen:**

6.58m x 6.01m (21' 7" x 19' 9")

**Reception Area:**

Laminate wood flooring, single glazed window to rear aspect, electric blinds, wall mounted lights, radiator x2, TV point, telephone point and power points.

**Kitchen Area:**

Laminate wood flooring, single glazed window to rear aspect, partly tiled walls, wall mounted and enclosed boiler, stainless steel sink unit with mixer tap and waste disposal unit, integrated washing machine(Hoover)/Dishwasher(Bosch), space for American style fridge/freezer, spotlights, units to eye and base level and Quartz worktops.



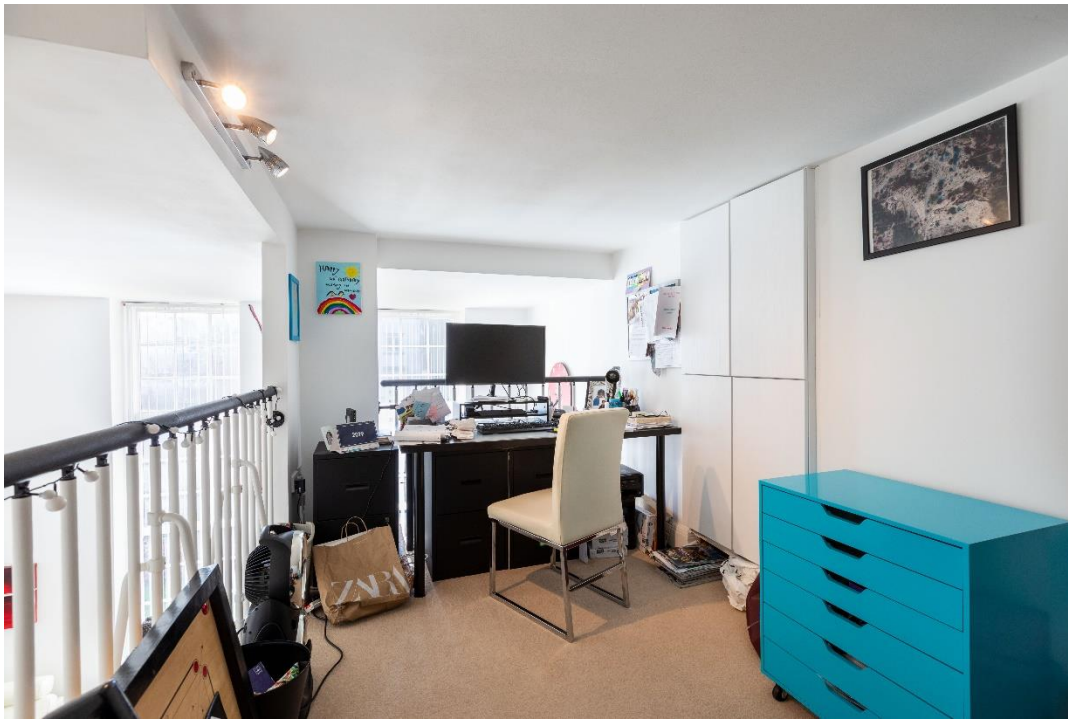
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**Mezzanine:**

4.40 m x 2.33m (14' 5" x 7' 8")

Spiral staircase to Mezzanine level, carpeted, radiator, built in storage unit and metal rails.



**Bedroom 1:**

3.22m x 2.83m (10' 7" x 9' 3")

Laminate wood flooring, single glazed window to rear aspect, radiator, spotlights, TV point and power points. Going through to:

Walk Through Wardrobe/Dressing Room 2.24 x 2.11 (7'4 x 6'11)

Fitted wardrobes on both sides, laminate wood flooring, power points, spot lights and dressing table area.





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**En-Suite:**

2.90m x 1.62m (9'6" x 5'4")

Tiled flooring, low level WC, sink unit with mixer tap and storage cupboard below, heated towel rail, fully tiled walls, spotlights, extractor fan, walking in shower enclosure with 2 shower heads (one ceiling fixed 'waterfall' shower head).



**Bedroom 2:**

4.48m x 3.05m (14'9" x 10'0")

Carpeted floor, single glazed window to rear aspect, radiator, fitted wardrobes, power points and the windows have wooden shutters and black out blinds.



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**Bathroom:**

2.23m x 2.01m (7' 4" x 6' 7")

Tiled floor tiled enclosed bathtub with mixer tap and 2 shower heads (one 'waterfall' shower head fixed to ceiling), spotlights, low level WC, fully tiled walls, extractor fan and sink unit with mixer tap.





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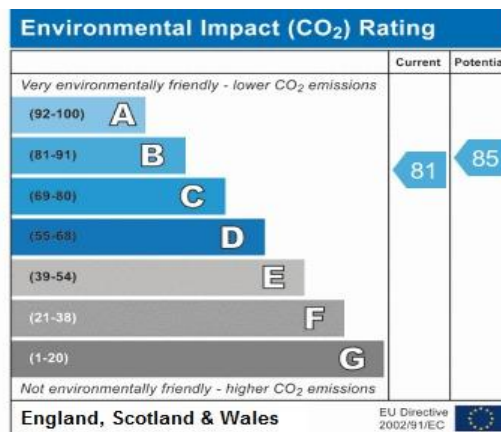
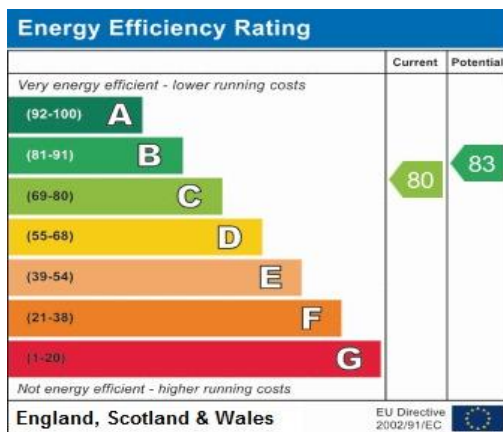


Lease: 140 Years Remaining

Service Charge: £333.00 per month (TBC)

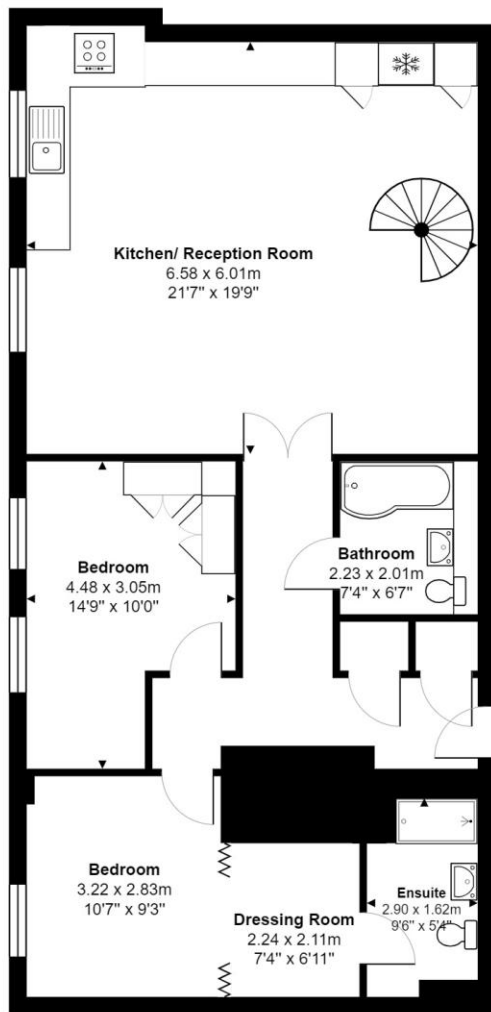
Ground Rent: £300.00 per year

EPC:

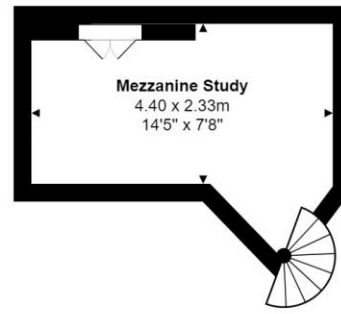


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**First Floor**



**Mezzanine**



Total Area 99.3 m<sup>2</sup> ... 1069 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

