



ESTATE & LETTINGS AGENTS

Langton House, Cottage Close, Harrow, HA2



FOR SALE £425,000 LEASEHOLD

Ready to move in to! Stunning apartment in one of the premier gated blocks on the slopes of Harrow On The Hill. The flat welcomes you with an inviting hallway which leads to the spacious living room that has an semi open plan fitted kitchen, modern bathroom, 2 storage cupboards, bedroom 2 with fitted wardrobe and master bedroom with en-suite shower room. Benefiting from gas central heating, larger than average windows oozing natural light, allocated parking space, communal gardens, communal gym and guest parking. The development also has a concierge and security cameras throughout grounds. The water rates are included in the service charge rates along with the building insurance.

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
- Communal Gym

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance:

Through wooden front door leading into hallway.

Hallway:

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



Open Plan Reception/Kitchen:

Reception Area:

6.55m x 6.22m (21' 6 x 20' 5)

Laminated wood flooring, single glazed window to rear aspect, radiator, TV point, telephone point and power points.



Kitchen Area:

3.71m x 2.46m (12' 2 x 8' 1)

Tiled flooring, partly tiled walls, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, integrated oven/microwave, gas hob with extractor fan above, units to eye and base level, work top surfaces, extractor fan and power points.



Bedroom 1:

4.06m x 2.87m (13' 4 x 9' 5)

Laminate wood flooring, single glazed window to rear aspect, radiator and power points.



En-Suite:

Tiled flooring, heated towel rail, shower enclosure, low level WC, hand wash basin with mixer tap and extractor fan.



Bedroom 2:

3.76m x 3.38m (12' 4 x 11' 1)

Laminated wood flooring, single glazed window to rear aspect, radiator, fitted wardrobe and power points.



Bathroom:

Tiled floor, heated towel rail, tile enclosed bath with mixer tap and shower attachment along with fixed shower head, low level WC, hand wash basin with mixer tap, extractor fan and wall mounted mirror fronted medicine cabinet.



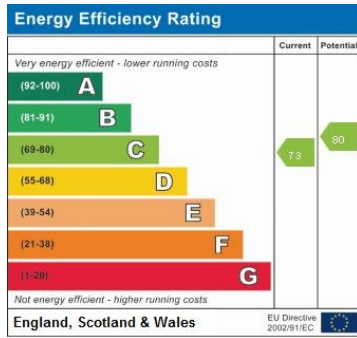
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Lease: 138 Years Remaining

Service Charge: £267.00 TBC per month which includes water rates and building insurance.

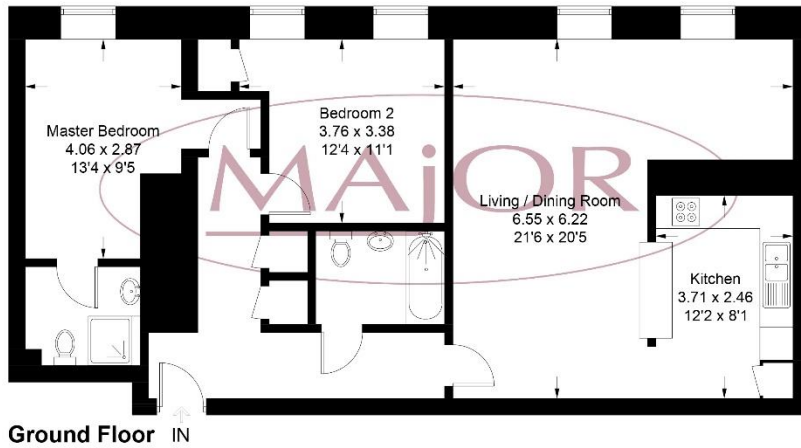
Ground Rent: £300.00 per year

EPC:



Address:
Langton House, HA2

Floor Plan



Approximate Gross Internal Area = 91.2 sq m / 982 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID807410)

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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.

