



  
**Andrew Pearce**  
PINNER

KYMBERLEY ROAD, , HA1 1HE

£275,000





**A impressive one bedroom apartment set on the third floor of this stylish development, located in the heart of Harrow town centre.**

The apartment complex features a smart and secure communal entrance with security entry and lift access to the upper floors. Communal entrances, lifts and internal hallways are kept in immaculate order with regular scheduled cleaning.

The interior layout is well planned, with fresh neutral decor, contemporary fittings, underfloor heating and plenty of natural light flowing through.

The bright and spacious open plan living room / kitchen features a generous lounge area, with plenty of space for a large sofa and arm chairs. Real wood venetian blinds are included. The kitchen / dining area is fitted with a range of in vogue pastel grey units and white granite counter tops. Integrated appliances include an induction hob, stainless steel Indesit extractor, electric oven and fridge freezer. A separate utility room houses the Mega Flow water tank and washer /dryer.

The double bedroom, with as new fitted carpets and real wood venetian blinds included, is to the rear and completing the interior layout is the contemporary white bathroom suite, consisting of a bathtub, sink unit and W.C. neatly finished with stylish tiled walls and flooring.

Queens House is located within the heart of Harrow Town Centre, and is ideal for commuters, being within a short stroll of Harrow on the Hill Met. line station and main bus station. The apartment complex is adjacent to St. Georges shopping mall and multiple shopping facilities and the many bars and eateries in the town centre are literally round the corner.

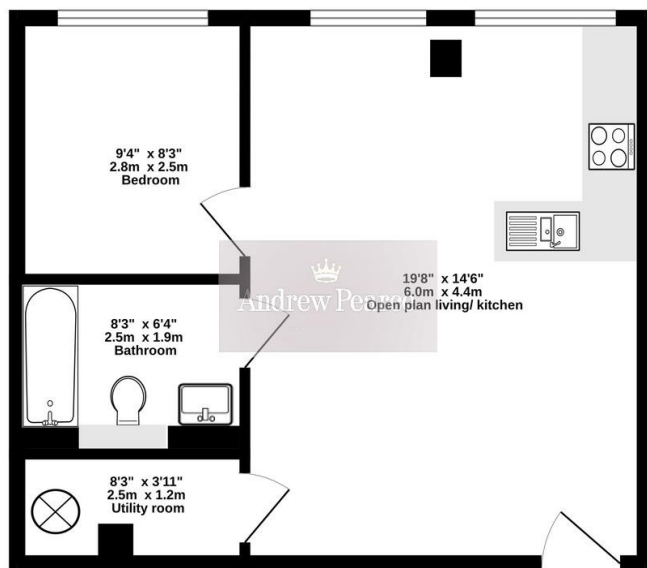
The property is offered for sale 'Chain free'.

**Tenure: Leasehold 121 years unexpired**

**Ground rent £291.50 per annum**

**Service Charge: £1900 per annum.**

THIRD FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



ONE BEDROOM APARTMENT.

TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.  
Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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