



HINTON
residential

SALES, LETTINGS & MANAGEMENT

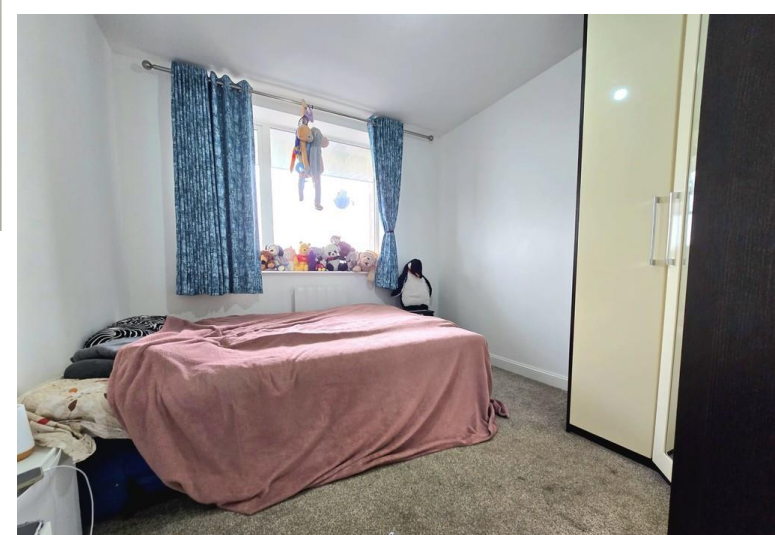
Appelbee Court – Asking Price £525,000

Artisan Place, Harrow HA3 5EB

- Three bedroom
- Two bathroom
- Private roof terrace
- Balcony

EPC Rating '80'





Property Description

A stunning and immaculately presented THREE DOUBLE BEDROOM, THREE BATHROOM DUPLEX apartment located on the top floor of this modern block with a PRIVATE ROOF TERRACE and BALCONY. The property is located within Artisan Place, a popular development in Harrow Weald located only moments from the amenities of the High Street and Harrow & Wealdstone Station (Fast trains to Euston in 13 minutes and Bakerloo Line). The property has been finished to a high standard throughout and benefits from allocated parking for one car, ample storage and no upper chain.

The property has been finished to a high standard throughout and on the first floor there is a modern kitchen with island fitted with integral hob, oven, Fridge, freezer and dishwasher open plan to the reception room with direct access to a balcony, Family bathroom (tiled around the bath), a large third double bedroom with fitted storage, a second double bedroom with fitted wardrobes with en-suite shower room and dual aspect views allowing in plenty of light and a third double bedroom.



There is access to a very large roof terrace with views of Wembley Stadium and across Harrow.

Schools within 1 mile

The Sacred Heart Language College - Ofsted 'Outstanding'
Salvatorian Roman Catholic College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Marlborough School - Ofsted 'Good'
Weald Rise Primary School - Ofsted 'Good'
Alpha Prep School - Independent
St Jerome School - Ofsted 'Good'
Helix Education Centre - Ofsted 'Good'
St Josephs Catholic School – Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Kingsley High School - Ofsted 'Outstanding'
Cedars Manor School - Ofsted 'Good'

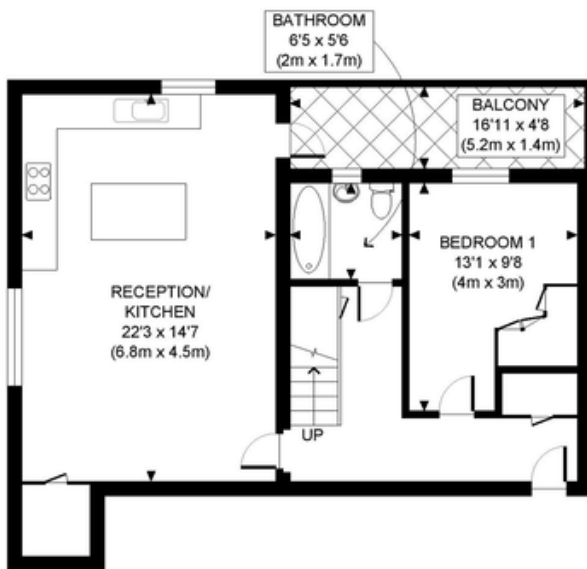


Local transport

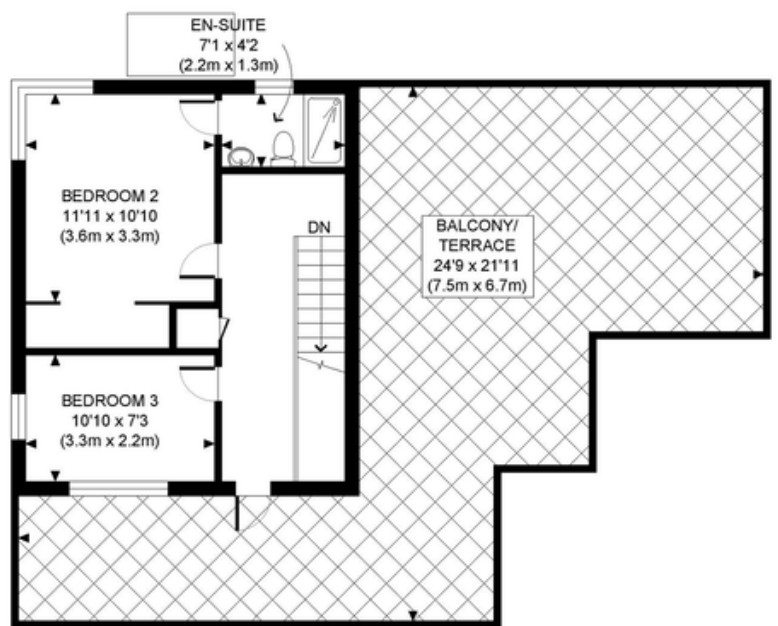
Harrow and Wealdstone Station - Bakerloo line and Overground to Watford Junction/Euston including fast trains to Euston from 13 minutes. - 0.5m
Headstone Lane Station - Overground line - 0.8m
Harrow on the Hill Station - Metropolitan line and National Rail Service to Marylebone/Aylesbury - 1.3m
258 Bus Route - South Harrow/Watford
140 Bus Route - Harrow Weald/Hayes
182 Bus Route - Brent Cross/Harrow Weald
340 Bus Route - Edgware/Harrow







GROSS INTERNAL
FLOOR AREA 639 SQ FT



GROSS INTERNAL
FLOOR AREA 408 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1047 SQ FT/ 97 SQM



PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		