



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Mondrian Court

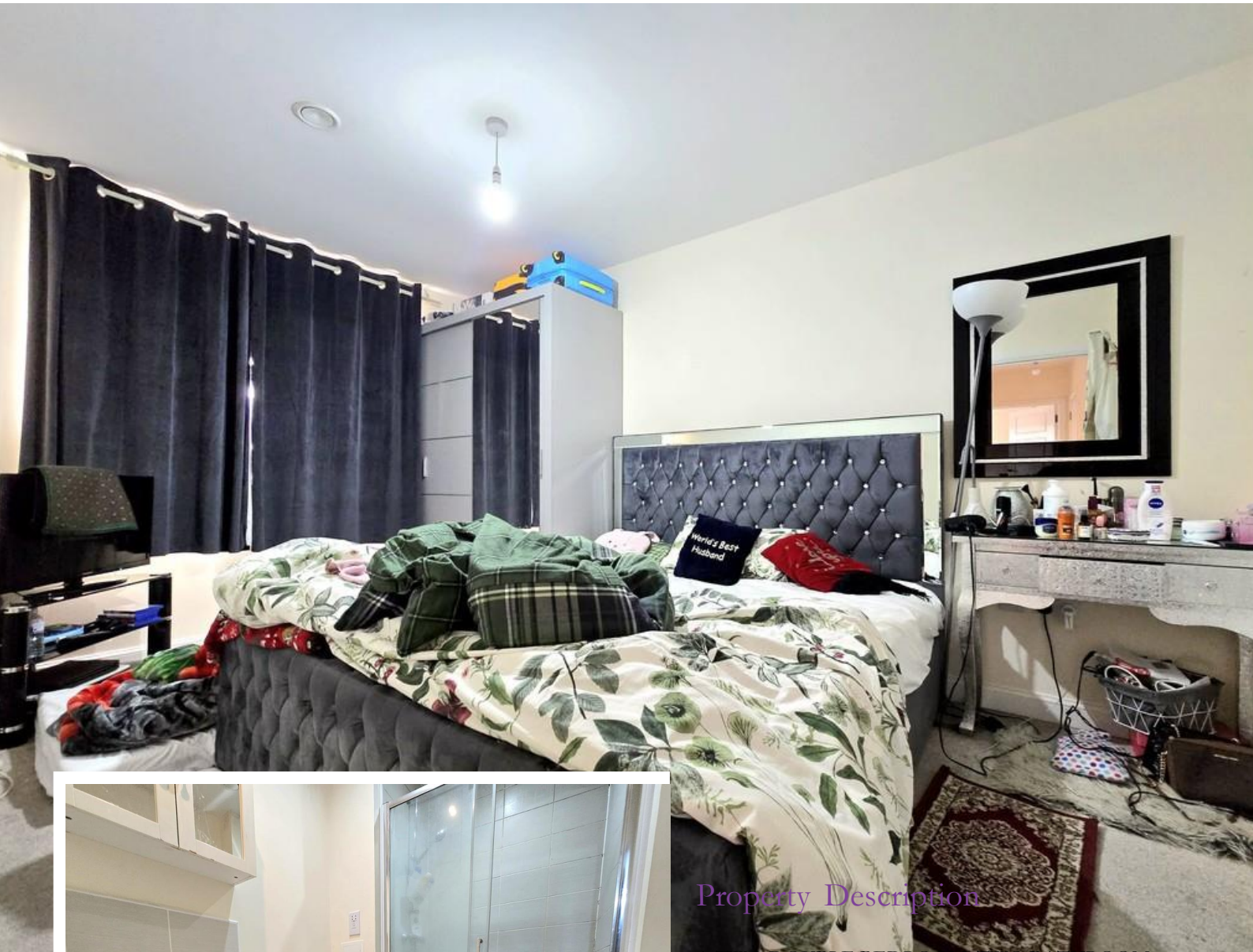
Artisan Place, Harrow HA3 5FB

- Two double bedroom
- Two bathroom
- Open plan living
- Balcony

Asking Price Of **£375,000**

EPC Rating '86'





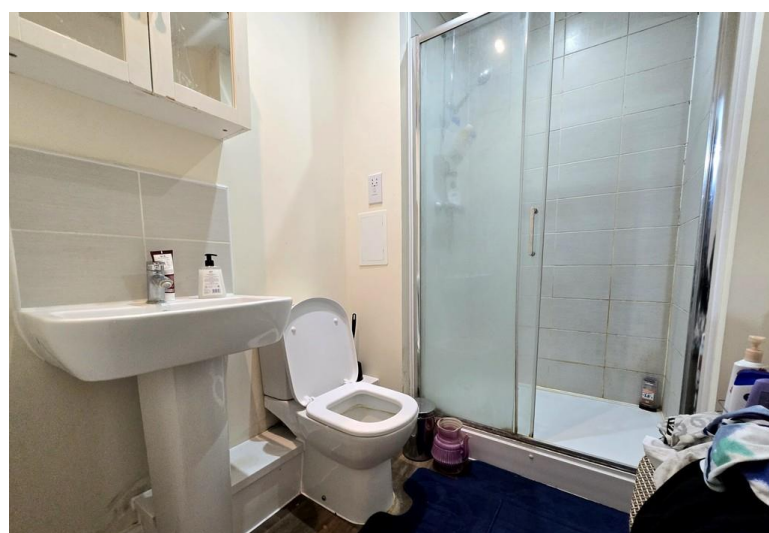
### Property Description

A TWO DOUBLE BEDROOM, TWO BATHROOM second floor apartment in this modern block with a lift and allocated parking for 1 car. The property comprises the following:- Video/phone entry system, spacious entrance hall with two large storage cupboards, modern fitted kitchen (with appliances including fridge/freezer, dishwasher, hob & oven) which is open plan to the generous sized reception room. Two double bedrooms one with en-suite shower room and separate family bathroom with bath. Private balcony leading off of the kitchen/reception room. Available with vacant possession.

We have been advised the lease remaining is 147 years

We have been advised the service charge is £1,625 per annum

We have been advised the ground rent is £700 per annum





## 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	86 B	86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		