



## flat 42 Carnegie House

21 Peterborough Road Harrow, HA1 2AX

£270,000



A Larger than average top floor Studio apartment with a separate sleeping area situated on the lower slopes of Harrow on the Hill only minutes walk from both the historic High Street and Harrow on the Hill Metropolitan Line station which provides fast access into London.

This particular flat is flooded with natural light and modern interiors.

The property comes with a NHBC warranty plus a long lease in excess of 240 years.

The property briefly comprises an open plan lounge, a modern fitted kitchen with integrated appliances, separate sleeping area and an office space which makes it ideal to work from home, plus a luxury bathroom suite.

Carnegie House is just a short distance from Harrow-on-the-Hill Underground Station and Harrow town centre. An abundance of restaurants, cafes and local shops are also found moments away.



communal front door

communal hall  
Stairs to all floors

own front door

lounge/kitchen (open planned)

Bedroom

Bathroom

**Further information**

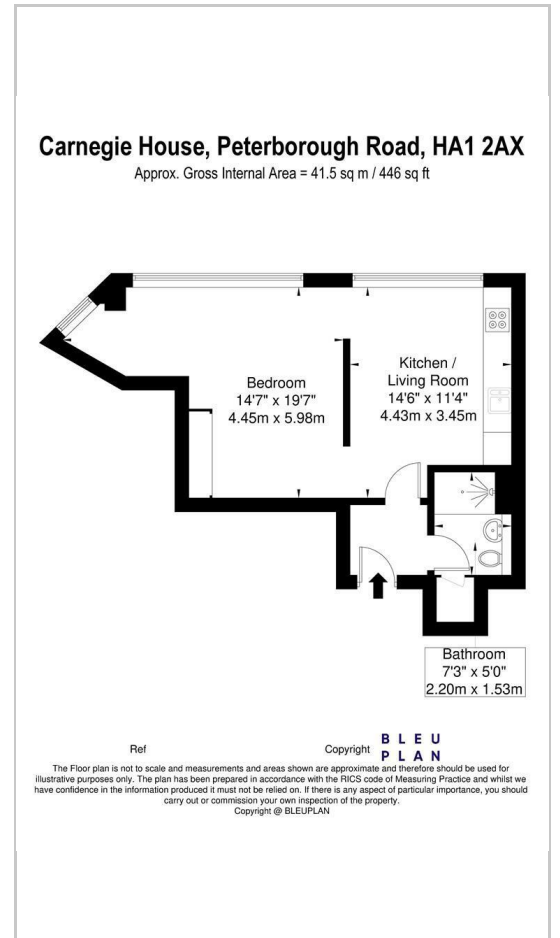
Lease- The number of years remaining on the lease is 242 years- (250 years from 25 March 2015)

Service Charge- £1400 a year including ground rent.

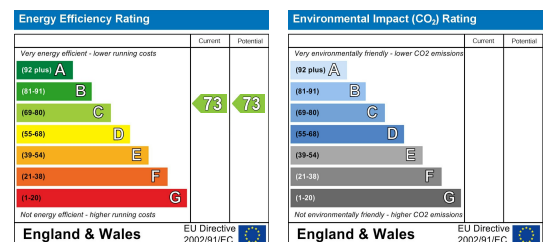
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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