

### 3 bed flat to buy in HA1

Lensview Close, Harrow, Middlesex, HA1  
4GU

**£495,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

### Property features

- ✓ Ground Floor Apartment
- ✓ Larger Than Average
- ✓ Mutii-Zone Underfloor Heating
- ✓ Allocated Parking Space
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £495,000

Lawrence Rand are pleased to present this beautifully designed apartment, set on the ground floor of this popular modern development.

The property offers a bright and spacious open-plan kitchen/living area with integrated appliances. Offering generously sized accommodation throughout, a private patio, en-suite facilities and a superb position within the development.

Lensview Close is located in the highly sought-after Eastman Village, providing a vibrant residential setting with excellent local amenities nearby. The property is ideally positioned moments from a wide range of transport links, including rail services from Harrow & Wealdstone station and convenient bus routes along Headstone Drive, making it perfect for commuters and families alike.

Residents also enjoy outstanding on-site amenities including a gym, café, restaurant and supermarket, providing exceptional convenience right on your doorstep.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.

### Additional Information

Council Tax band: E

Tenure: Leasehold, 990+ years remaining

Service Charge ££2,512pa (estimate), Ground Rent £550pa

EPC Energy Efficiency Rating: B

Suppliers

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 991

Annual Ground Rent Amount: £550.00

Annual Service Charge Amount: £2,512.00

Price: Starting Bid £495,000

Property Type: Flat

Year built: 2019

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

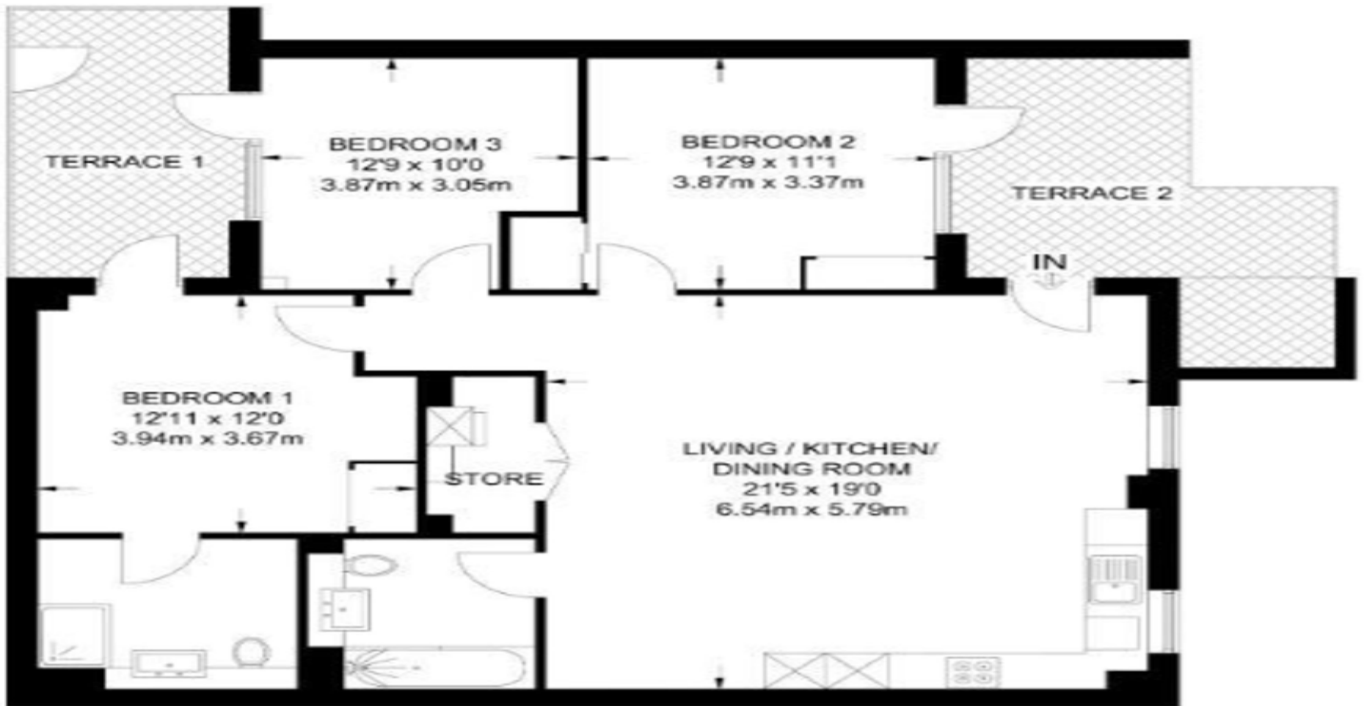
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**APPROXIMATE GROSS INTERNAL AREA**  
**1038.9 SQ FT / 96.6 SQ M**

*This plan has been drawn for illustrative and identification purposes only.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lensview Close, Harrow, Middlesex, HA1 4GU

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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