



# Chrome Apartments, Hargrave Drive, Harrow, HA1

Offers in excess of: £450,000

 Benham  
& Reeves

# Chrome Apartments, Hargrave Drive, Harrow, HA1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA220646

A stylish and spacious 2-bedroom, 2-bathroom apartment on the 2nd floor within the desirable Eastman Village development. The apartment spans a generous 785 square feet (approx.) and benefits from a fully integrated, individually designed handle-less German kitchen with soft-close doors and drawers, matching worktops and full-height upstands. The well-presented kitchen diner then leads out onto a spacious south east facing balcony allowing the apartment to be flooded with natural light. Further benefits include underflooring throughout, video door entry, BT TV/Sky+/FM connectivity in the living area and fibre broadband connectivity.

Home to the Kodak factory for 125 years, Eastman Village is set to revitalise this landmark site and create a community of more than phase of the development will provide 460 one, two and three-bedroom apartments and three and four bedroom houses. An idyllic location for young professionals and families alike, this is your chance to own both a piece of local history and a part of Harrow's future. You'll also be conveniently located a short walk from the amenities of Wealdstone High Street, which include Harrow & Wealdstone train station, shops, restaurants, cafés and banks.



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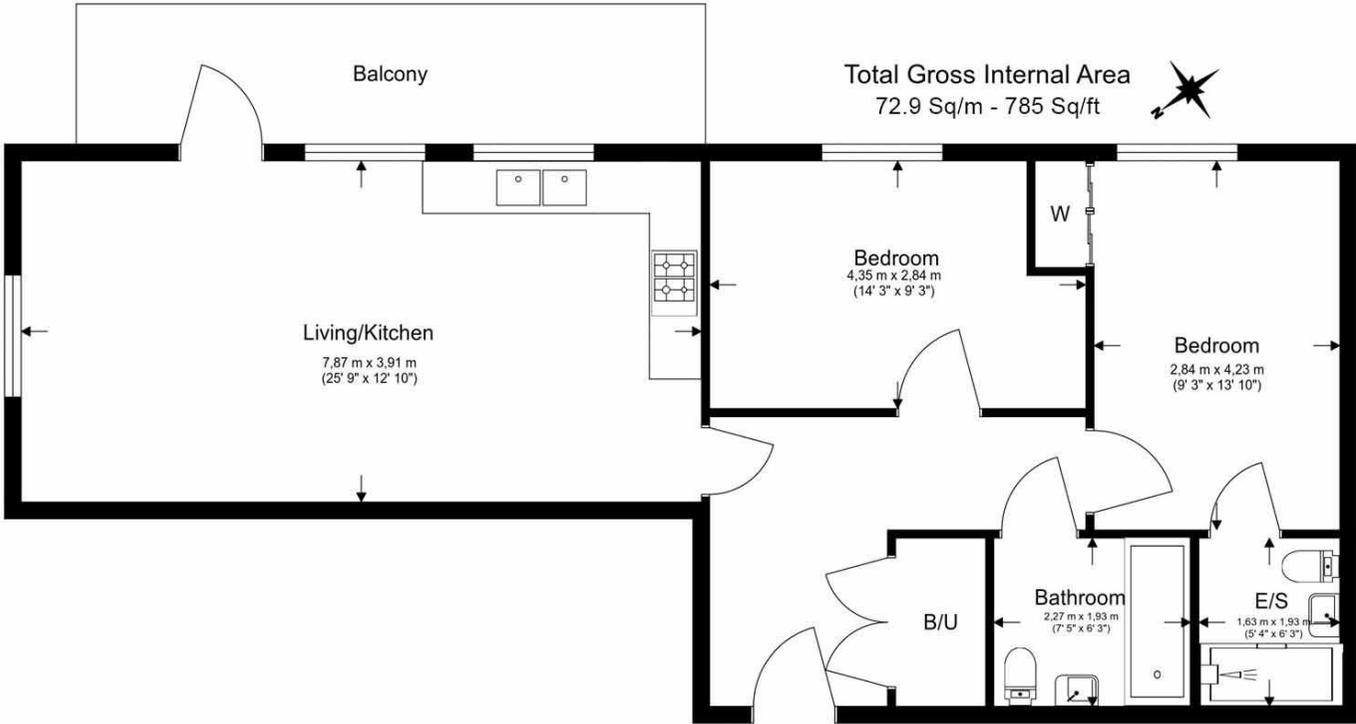


## Property Features:

- 2 Bedroom
- 2 Bathroom
- 785 Square Feet (approx.)
- 2nd Floor
- Harrow & Wealdstone Train Station
- South East Aspect
- Landscaped Communal Grounds



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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

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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold  
Expires 30/04/3016  
Approximately 992 Years Remaining

Ground Rent: £458.00 (per annum)  
01/10/23-30/09/24

Service Charge: £2,475.10 approx. (per annum)  
01/06/23-31/05/24

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA220646

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W: [www.benhams.com](http://www.benhams.com)

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