WILSON HAWKINS
ESTATE AGENTS

20 Hanbury Court, Northwick Park Road
Harrow, HA1 2LR

£115,000

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20 Hanbury Court, Northwick

Harrow, HA1 2LR

A SPACIOUS ONE BEDROOM FIRST FLOOR RETIREMENT FLAT with passenger lift, well set in this sought after McCarthy & Stone development and boasts a Resident Coffee Lounge, Communal Laundry Room, Landscaped Communal Gardens & Resident Parking.

The property comprises a 17'3 x 10'7 lounge, generous bedroom, modern fitted kitchen and bathroom with bath & shower.

Hanbury Court is ideally located for access to Harrow Town Centre with its excellent shopping facilities and transport links and within a short walking distance of Northwick Park Met Line Station & Kenton's Bakerloo Line/Over Ground Station.

The property is being sold with the advantage of no upper chain and is for residents of 60 years and over.

Keys with Vendors Sole Agents.

Communal Front Door with entryphone

Communal Hallway

Coffee Lounge/Meeting Room
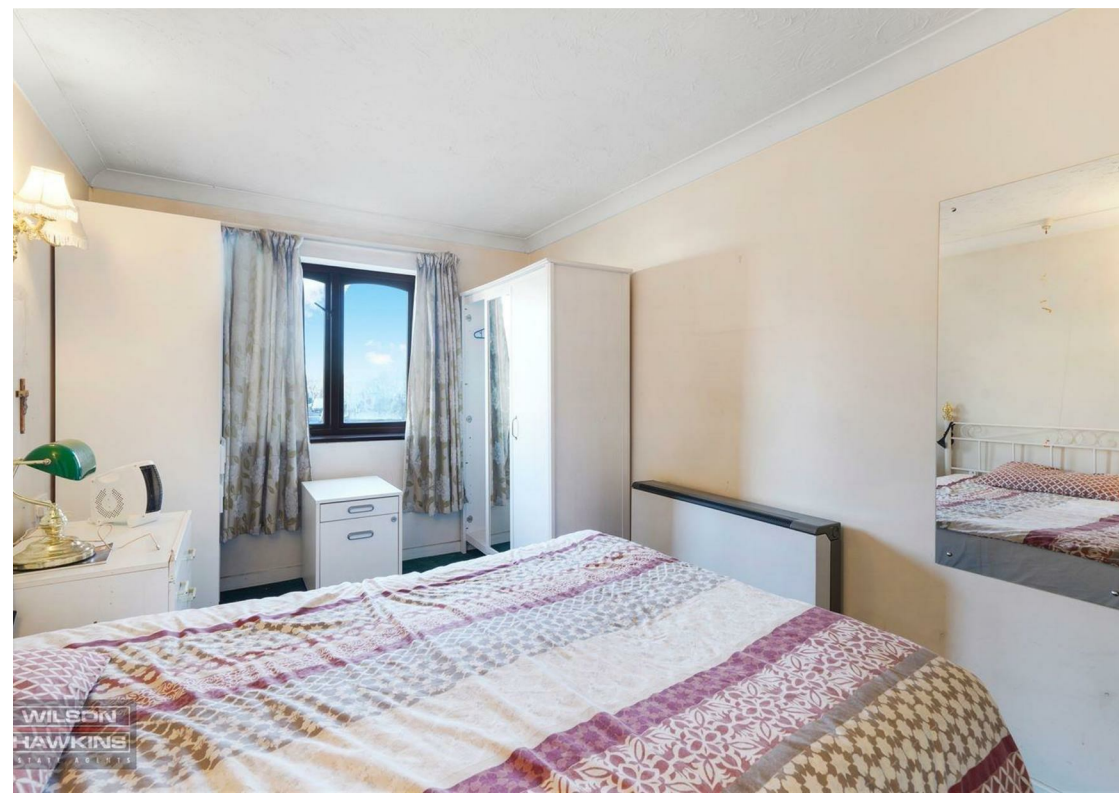
Passenger Lift to First Floor
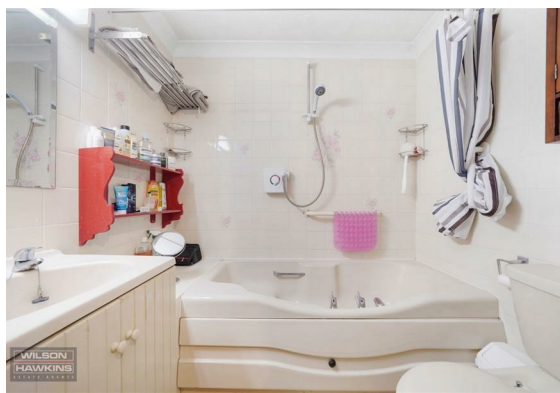
Own Front Door

Entrance Hall

Lounge

Kitchen

Bedroom

Bathroom

Outside

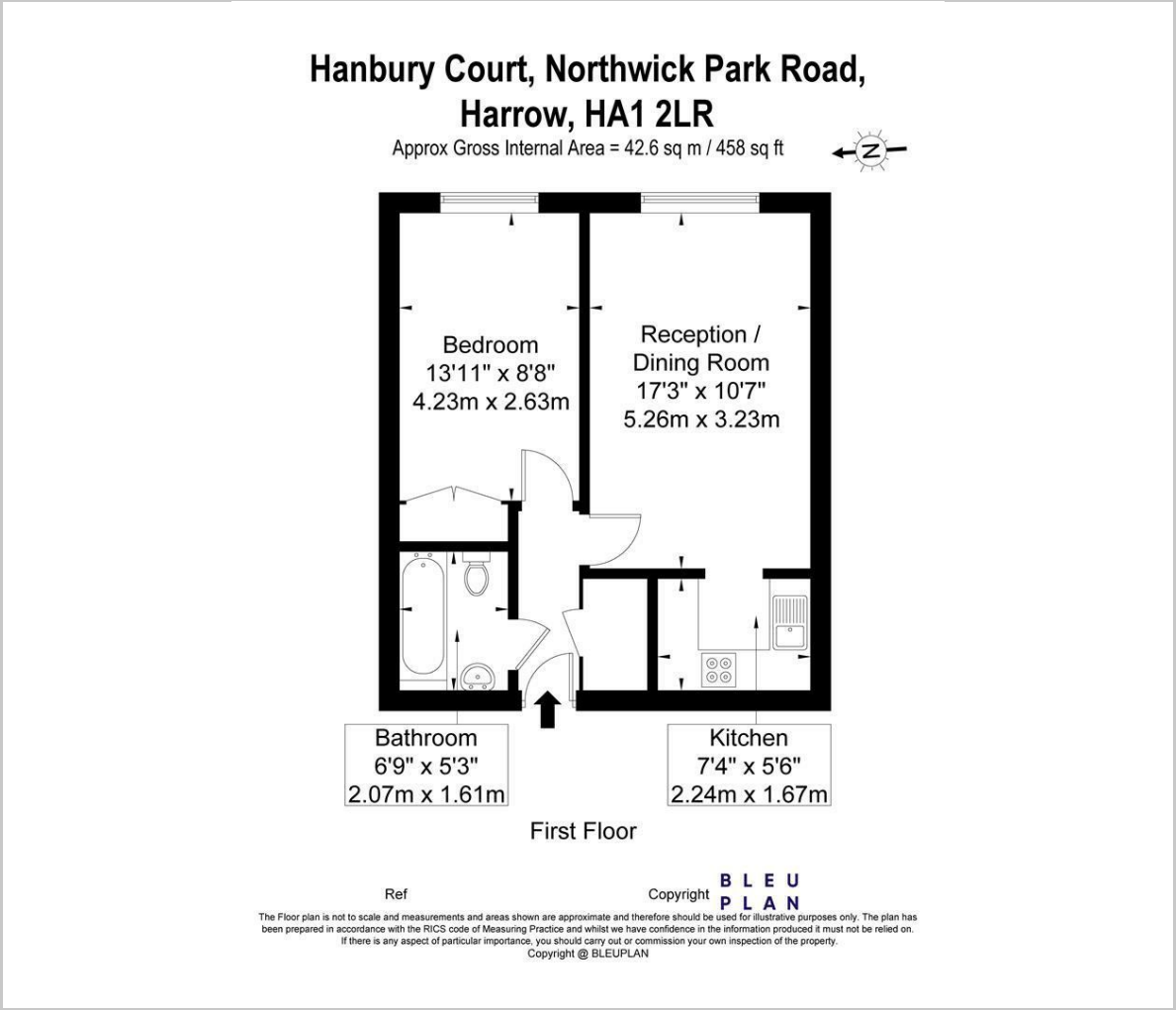Communal Gardens

Resident Parking

Further information

Lease- 125 years from 1990

Service Charge- £1500 per 6 months

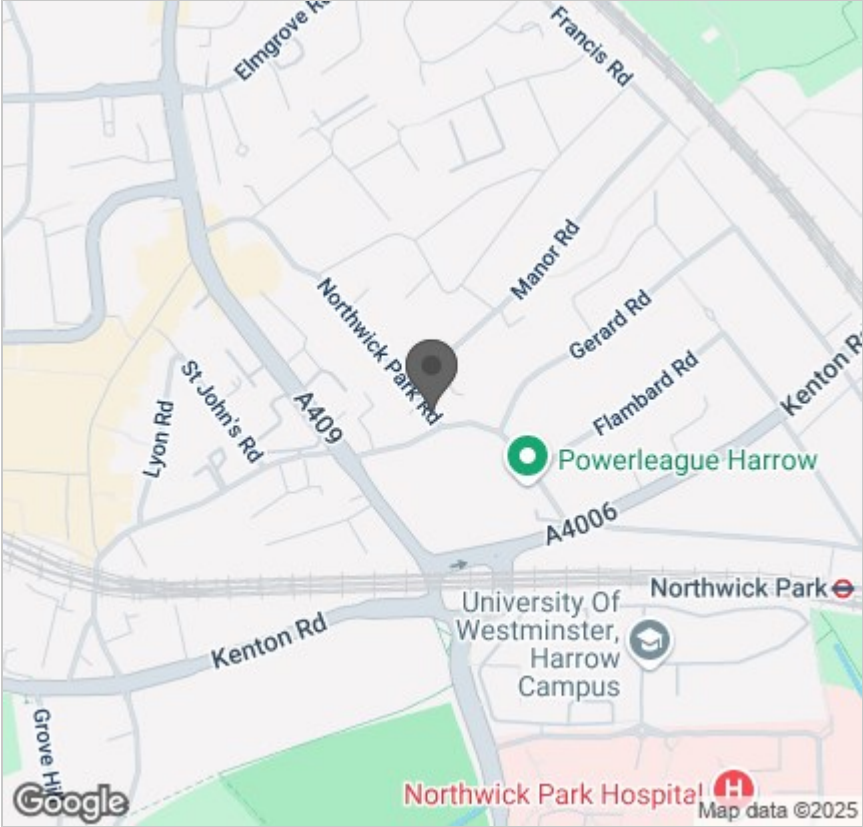Ground rent- £275 pa

Council tax- Band D

Floor Plan

Hanbury Court, Northwick Park Road, Harrow, HA1 2LR

Approx Gross Internal Area = 42.6 sq m / 458 sq ft

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Bedroom
13'11" x 8'8"
4.23m x 2.63m

**Reception /
Dining Room**
17'3" x 10'7"
5.26m x 3.23m

Bathroom
6'9" x 5'3"
2.07m x 1.61m

Kitchen
7'4" x 5'6"
2.24m x 1.67m

First Floor

Ref   Copyright   **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Area Map

Powerleague Harrow

University Of Westminster, Harrow Campus

Northwick Park

Northwick Park Hospital

Google   Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

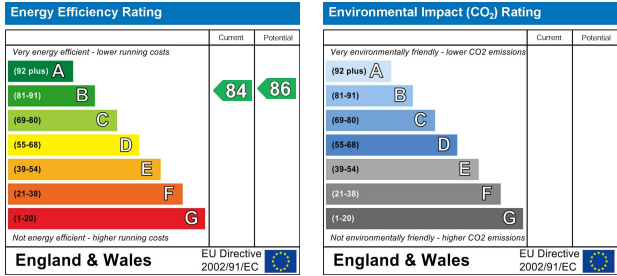**England & Wales** — EU Directive 2002/91/EC

Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333
if you wish to arrange a viewing appointment for this property or require further information.

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