



**F I N N E R T I**

FINANCE ♦ DEVELOPMENT ♦ PROPERTY

**Safari Cinema Station  
Road  
Harrow  
HA1 2TH**



A new development bringing back an art deco cinema to its former glory and providing 82 new apartments in a contemporary new apartment block moments from Harrow Town centre with stylish interiors and great connections into Central London

#### Exquisite Features

**Luxurious Living Space:** A spacious ft one-bedroom apartment, offering a panoramic view of the city.

**Private Terrace:** An exclusive private terrace to enjoy the city's breathtaking views.

**Vibrant Neighbourhood:** The property is surrounded by a variety of shops, bars, and restaurants, offering a vibrant lifestyle.



**Asking price £298,000**

130 Old Street, London, EC1V 9BD

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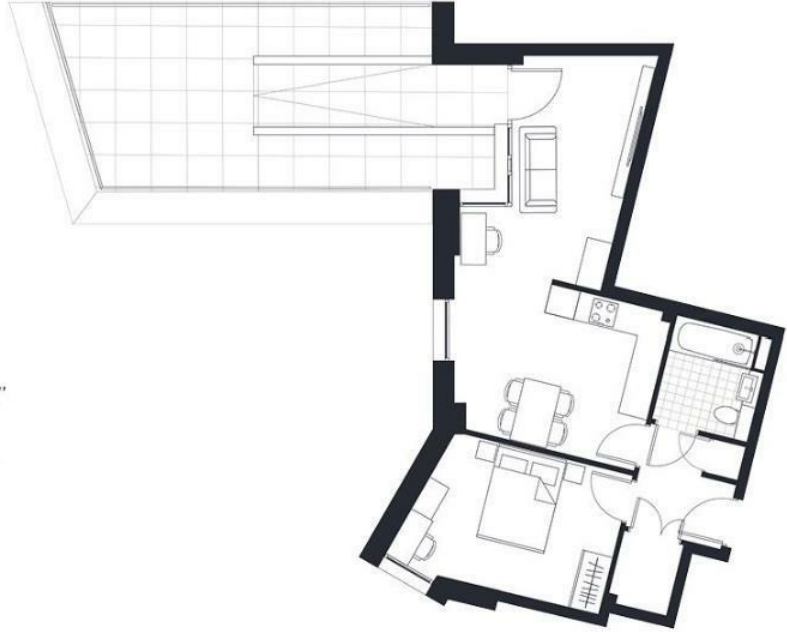
## Floor Plan

# A5.05

1 BED  
50m<sup>2</sup> / 538ft<sup>2</sup>



FIFTH FLOOR



### LIVING & DINING ROOM

8.40 x 4.50 m 27'7" x 14'9"

### BEDROOM

2.90 x 4.20 m 9'6" x 13'9"

### HALLWAY

2.00 x 2.15 m 6'7" x 7'1"

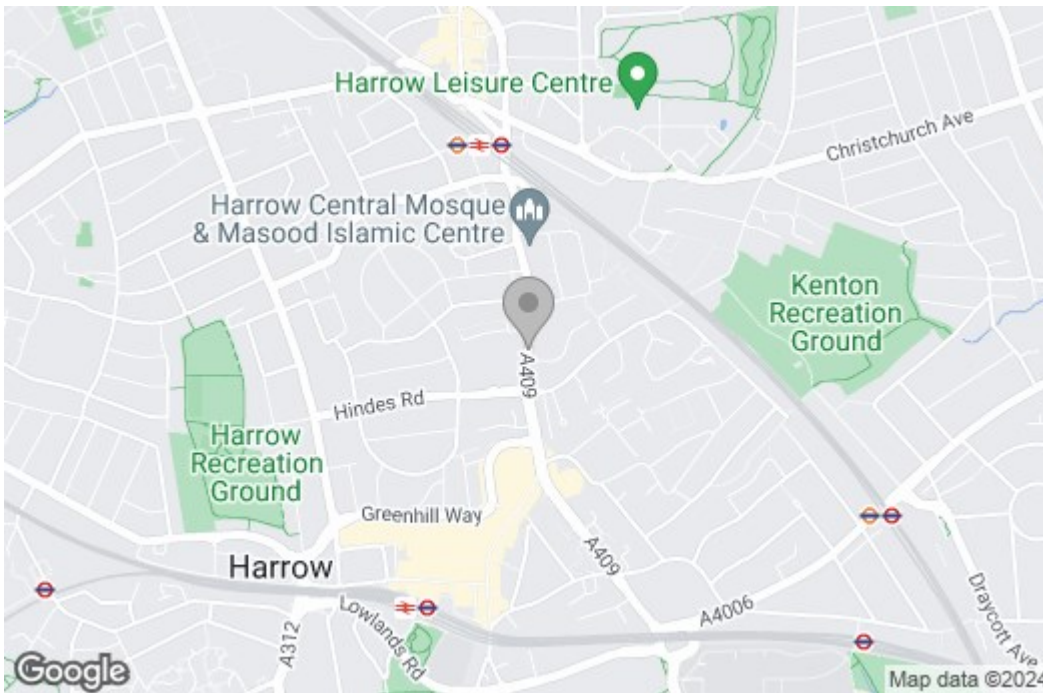
### BATHROOM

2.00 x 2.15 m 6'7" x 7'1"

### BALCONY

8.80 x 3.70 m 28'10" x 12'2"

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 83                      | 83        |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 87                      | 87        |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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