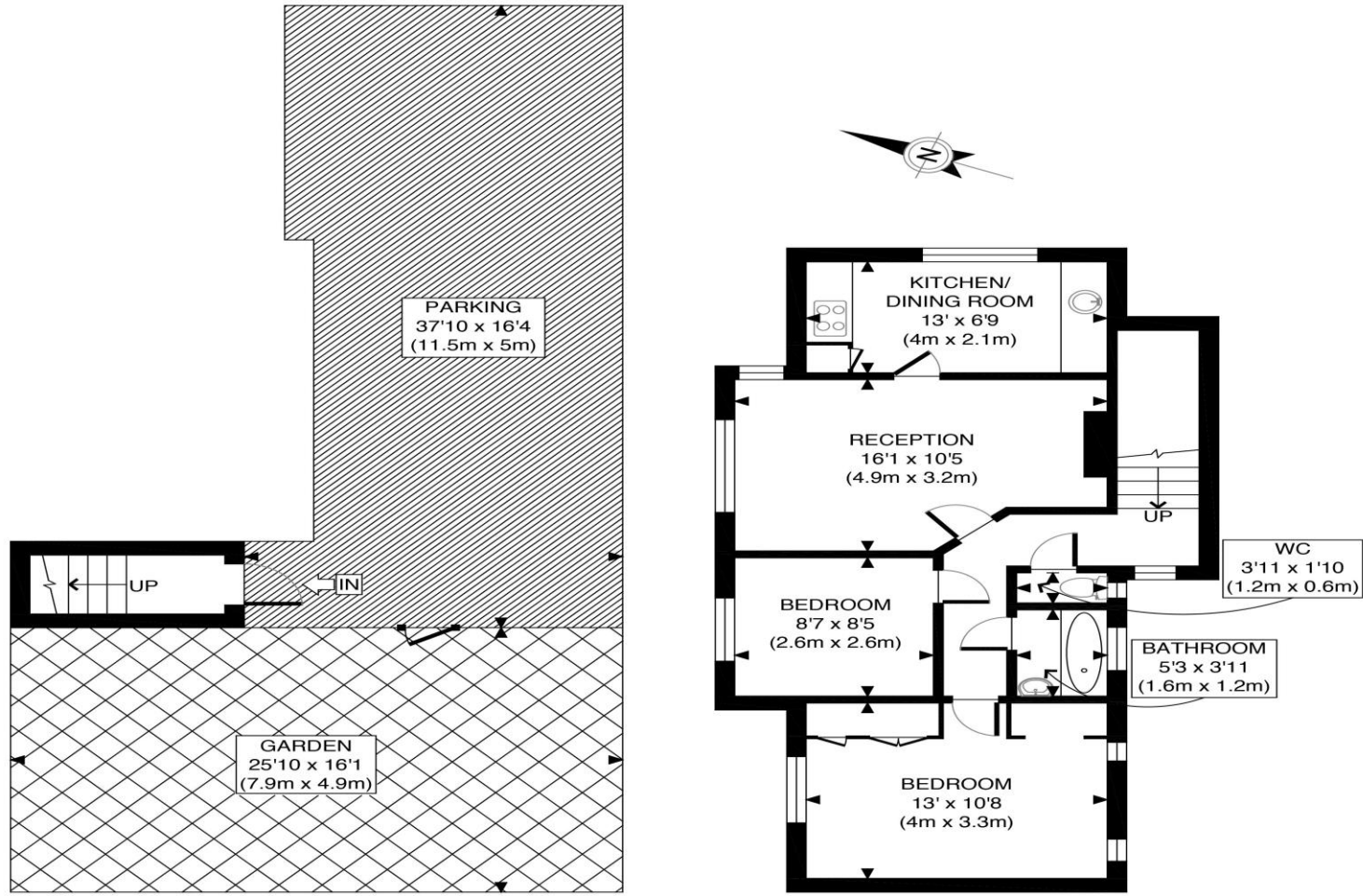


# The Floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 30 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 604 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT / 59 SQM	Edward Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 20/11/23
	photoplan

## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: [Azi.Rahman@brian-cox.co.uk](mailto:Azi.Rahman@brian-cox.co.uk)

Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are delighted to offer this first floor, Share of Freehold, 2-bedroom maisonette to the market. The property boasts its own private entrance, private garden, and its own designated off-street parking space. The property is flooded with natural light and comprises of 2 great sized bedrooms, a well-presented reception area and spacious family bathroom. Situated on a lovely residential street, the location benefits from being within the catchment area of outstanding schools and walking distance to both great transport links and local amenities. This fully insulated property is being sold chain-free and is not to be missed.



Guide Price £350,000

Share of Freehold

Edward Road, Harrow HA2 6QB

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## In Brief...

- Share of freehold
- Chain Free
- 2 Spacious Bedrooms
- Private Garden and Driveway
- Own Private Entrance
- Sound Insulated Flooring
- EPC Rating C & Council Tax Band C



## The Location...

### Nearest stations ...

- Harrow & Wealdstone (0.3 miles)
- North Harrow (0.6 miles)
- Rayners Lane (1.1 miles)



North Harrow is a suburban area of North West London, situated North-West of Central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafes & independent specialist shops. There are several schools and churches in the area.

