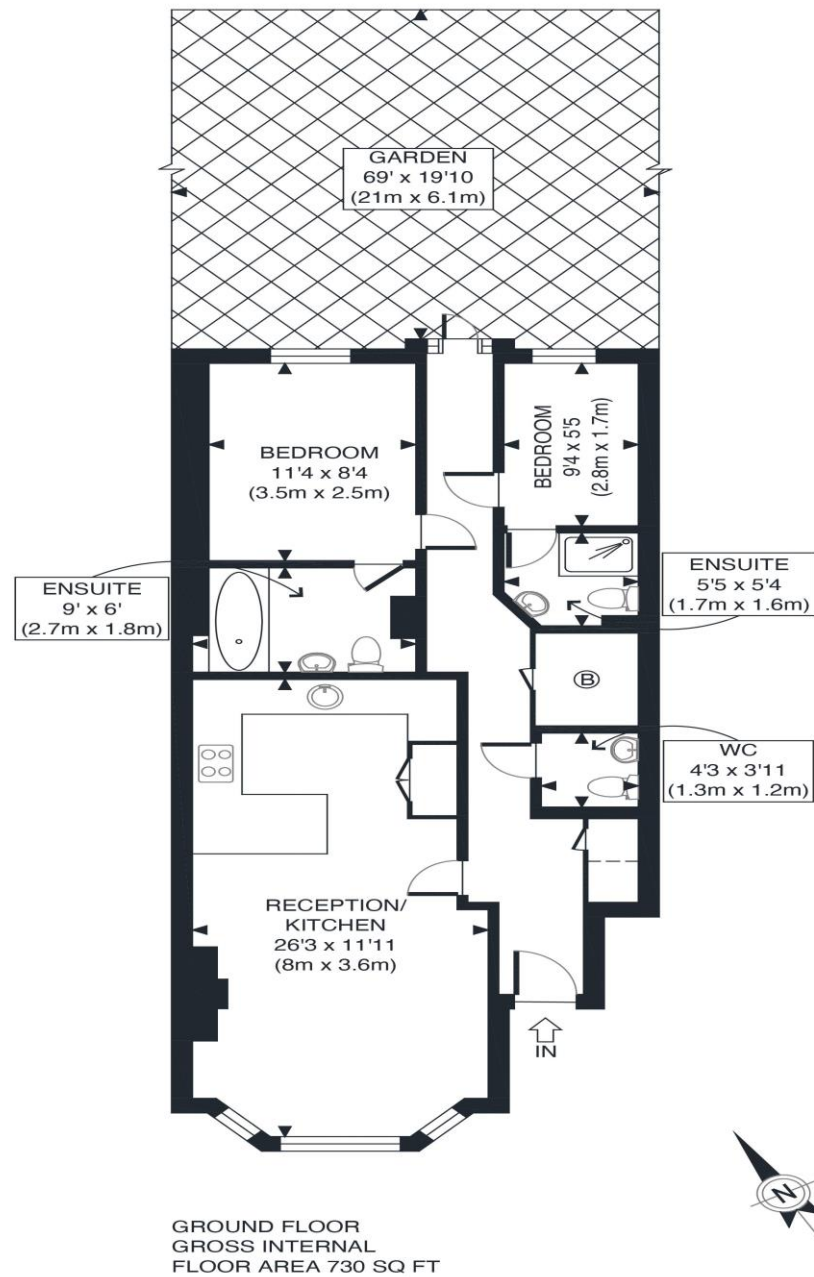


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 730 SQ FT / 68 SQM	Woodlands
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 30/01/24
	photoplan

More Details From...

Call: Brian Cox North Harrow: 020 3866 6640

Email: Azi.Rahman@brian-cox.co.uk

Web: www.brian-cox.co.uk



0203 866 6640
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Brian Cox Estate Agents are delighted to offer this unique TWO BEDROOM TWO BATHROOM ground floor garden maisonette with a SqFt of 729/67.7 Sq M. This property is located on a quiet no through road within a third of a mile of North Harrows shopping facilities and train station. It is also within walking distance of St John Fisher Primary and Nower Hill secondary schools. The accommodation is presented in excellent order throughout and includes a 24' living room with wood flooring, open plan to the contemporary high-end kitchen with granite worktops, handleless units and a breakfast bar. The master bedroom has an en-suite bathroom and the second bedroom has an en-suite shower room. There is a guest cloakroom and a large storage room. Outside is off street parking at the front and a private 75' rear garden with a decked patio and main lawn.



Offers in Excess of
£400,000

Woodlands, Harrow HA2 6EL

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...

- Two Bedroom Ground Floor Maisonette
- Off Street Parking
- Two Bathrooms
- Luxury Kitchen With Granite Worktops
- 24ft Living Room With Wood Flooring
- 75ft Private Rear Garden
- Catchment Area for St John Fisher and Nower Hill
- 75ft Private Rear Garden
- Underfloor Heating Throughout
- EPC Rating C & Council Tax Band C



The Location...

Nearest Stations ...

North Harrow (0.2 miles)
 West Harrow (0.7 miles)
 Pinner (0.9 miles)



North Harrow is a suburban area of North West London, North Harrow & Pinner Train Station is a London Underground Station's are situated within walking distance. 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 & cafés and independent specialist shops. There are many local schools in the area some of these include , Nower Hill school, St John Fisher Catholic Primary School, Longfield Primary School, Pinner Park Junior School and Vaughan Primary School.

