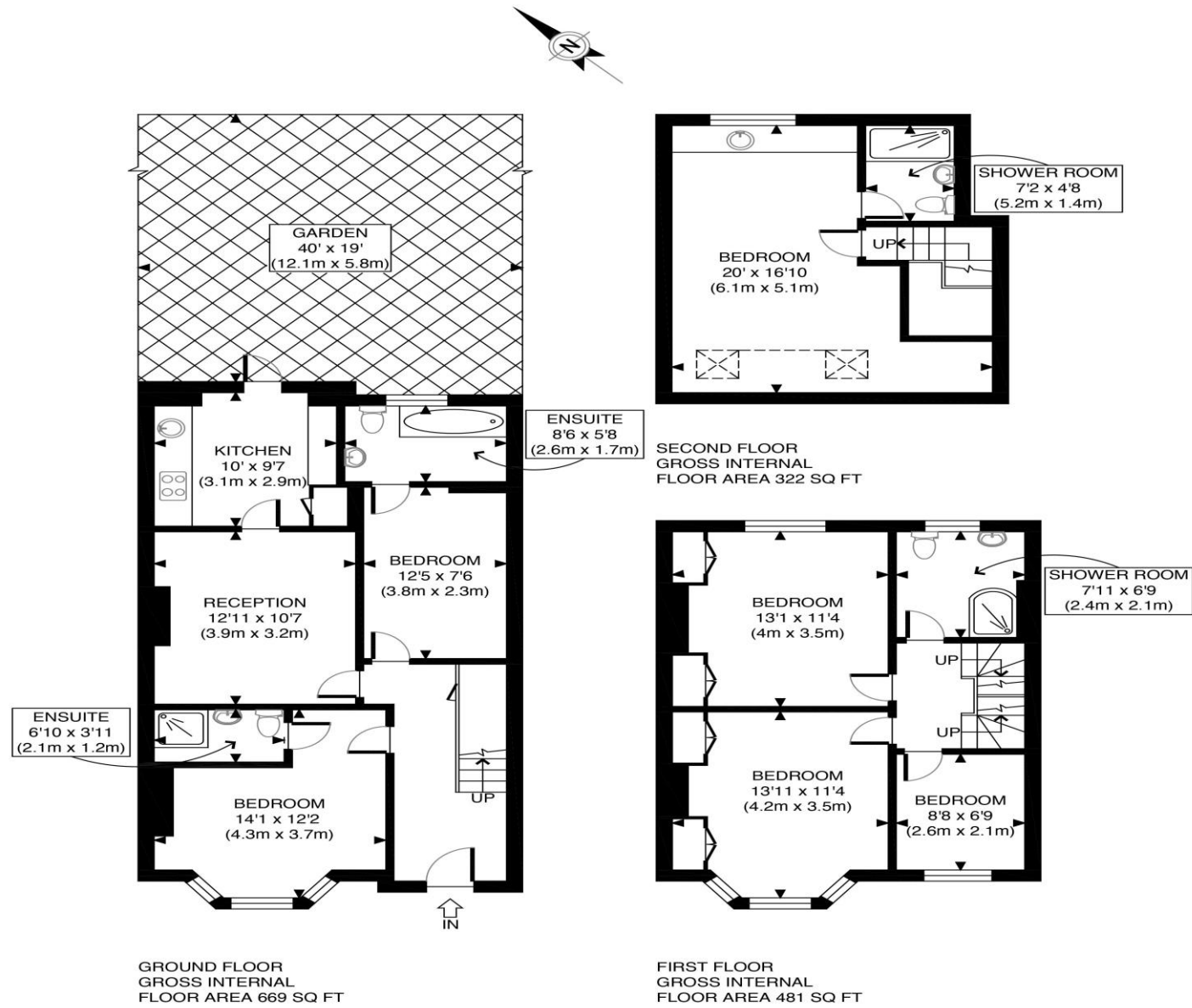


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 1472 SQ FT / 137 SQM	Sussex 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 23/01/24
	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
brian-cox.co.uk



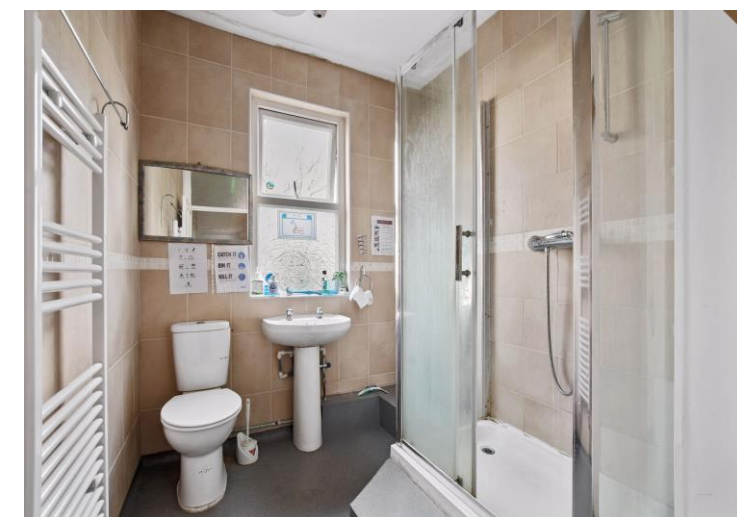
Brian Cox Estate Agents are delighted to bring this extended Six Bedroom, HMO approved terraced house to the market. The property is currently adapted to facilitate a Supported Living HMO and is situated close to shopping facilities, sought after schools and a Metropolitan line station. The property has been adapted to encompass 2 double bedrooms downstairs both with en-suit bathrooms. Further benefits include a large kitchen/dining space in the rear extension leading onto the half decking and half turfed garden. Heading upstairs, there are a further 3 bedrooms double bedrooms and communal family bathroom on the first floor. The extended loft also comprises of a lovely sized independent living flat with an en-



Guide Price £699,950

Sussex Road, Harrow HA1 4LX

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...

- Six Bedroom Terraced House
- Home of Multiple Occupancy
- Rear And Loft Extensions
- Garden with Decking and outdoor seating
- Close Proximity To Amenities e.g. Library and Shop
- Close Proximity To The metropolitan Line
- Catchment Area of Outstanding Schools
- EPC Rating D & Council Tax Band E



The Location...

Nearest Stations ...

- West Harrow (0.4 miles)
- North Harrow (0.4 miles)
- Harrow-on-the-Hill (0.6 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. There are many local schools in the area some of these include Vaughan Primary School, Norbury School, Longfield Primary School, Nower Hill High School and Whitmore High School.