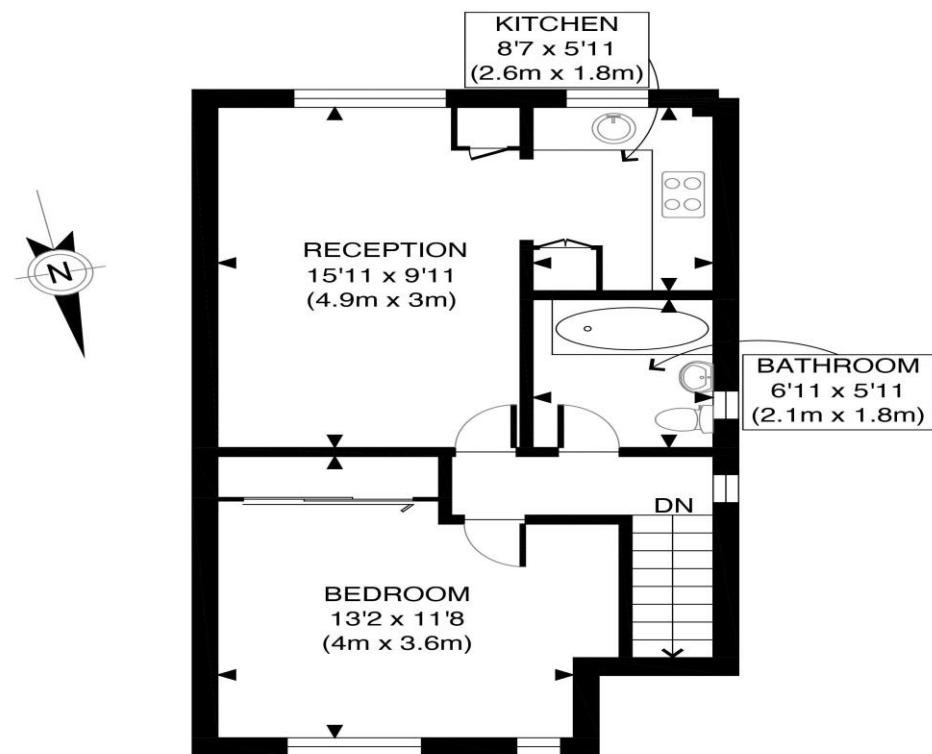


# The Floorplan...



GROSS INTERNAL FLOOR AREA 462 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 462 SQ FT / 43 SQM

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

Blenheim Road

date 29/05/24

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 excellent FIRST FLOOR MASONETTE to the market which is located in the heart of West Harrow and only a short distance to excellent local amenities and West Harrow Tube Station. This property consists of an private entrance which leads onto the hallway, a large bright reception room with direct access to the communal gardens, a double bedroom, bathroom and fitted kitchen. This property is also being sold chain free.



Guide Price £230,000

Blenheim Road, Harrow HA2 7AA

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...

- One Bedroom First Floor Masonette
- Walking Distance Away From West Harrow Tube Station
- Private Entrance
- Chain Free Sale
- Being Sold With A Long Lease On Completion
- EPC Rating D & Council Tax Band C



## The Location...

### Nearest Stations ...

West Harrow (0.2 miles)  
North Harrow (0.3 miles)  
Rayners Lane (0.5 miles)

West Harrow is located on the western side of the London Borough of Harrow, and roughly halfway between the north and south boundaries of the borough. To the South East of West Harrow is Harrow on the Hill, to its North East is Greenhill, to its West is Rayners Lane, to its North is North Harrow, and to its South are Roxeth and South Harrow. 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 also local schools nearby some of these include Vaughan Primary School, Norbury School, St Anselm's Catholic Primary School, Whitmore High School and The Jubilee Academy.