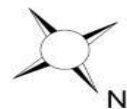
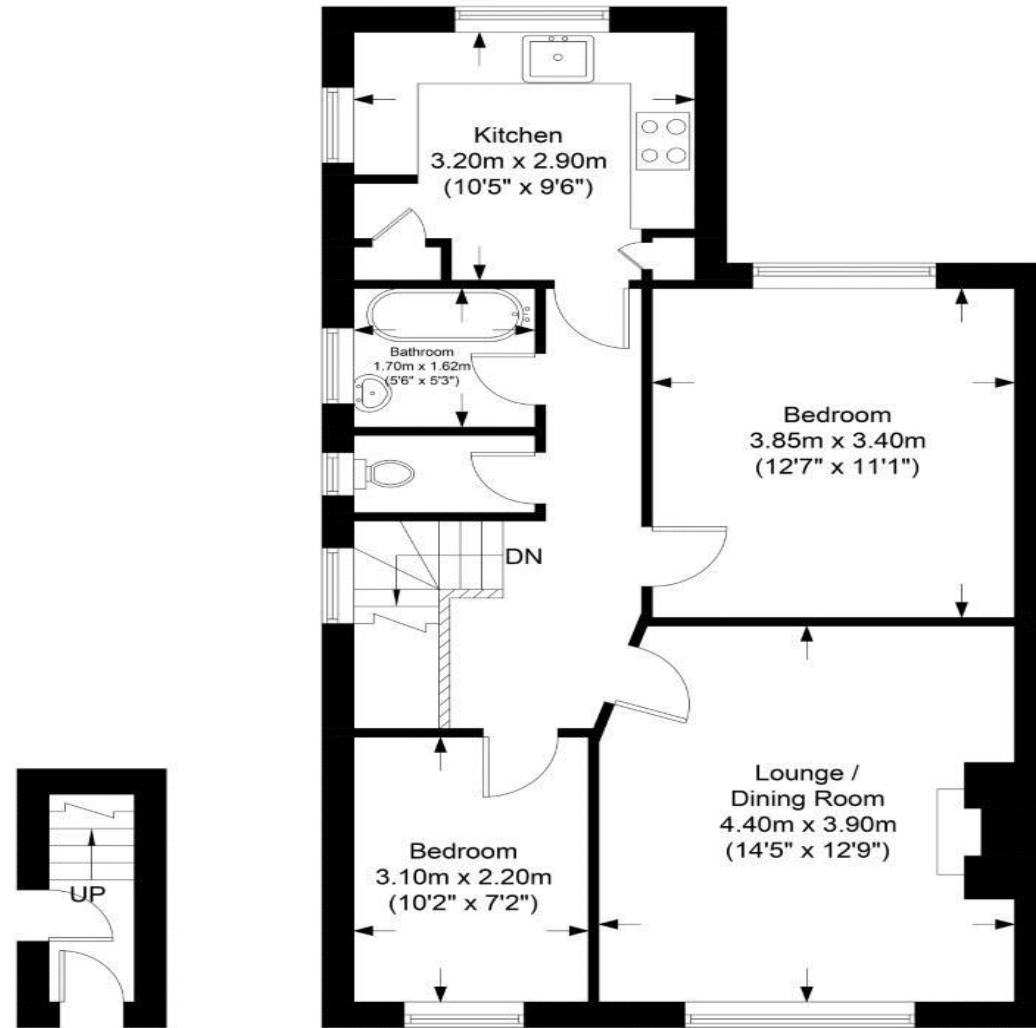


The Floorplan...

Approximate Gross Internal Floor Area : 63.31 sq m / 681.46 sq ft



Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.

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 offer this stunning two bedroom purpose built first floor maisonette to the market! The property is situated in a prime location with the benefit of having shopping facilities and North Harrow Tube Station (Metropolitan line) all within walking distance. It is centrally located to transport links of buses and various other stations like West Harrow, South Harrow & Rayners Lane (Piccadilly & metropolitan line) The property benefits from having its own separate entrance with staircase to the first floor hallway, leading through to a good size front aspect living room. To the rear, off the hallway, is the kitchen, equipped with a range of fitted units. There are two double bedrooms, one a large spacious double room, in addition to a small double bedroom and completing the internal layout is a modern bathroom. Further benefits includes a large loft and private section of the rear garden. Access to the loft is via a hatch to the landing and it is possible, subject to consent, for the loft to be converted into a further bedroom with en-suite. The property does not require any work and it is CHAIN FREE so it will sell very quickly!



Guide Price £365,000

Leasehold

The Ridgeway, Harrow HA2 7DB

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...

- Purpose Built Maisonette
- Two Bedrooms
- Over 165 years remaining on the lease
- Chain Free Purchase
- Private Section Of Garden
- Walking Distance Away From Tube Station
- No Service Charge Or Ground Rent
- EPC Rating D & Council Tax Band C



The Location...

Nearest Stations ...

- West Harrow (0.4 miles)
- North Harrow (0.5 miles)
- Rayners Lane (0.5 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 & cafés and independent specialist shops. There are several schools in the area and churches.

