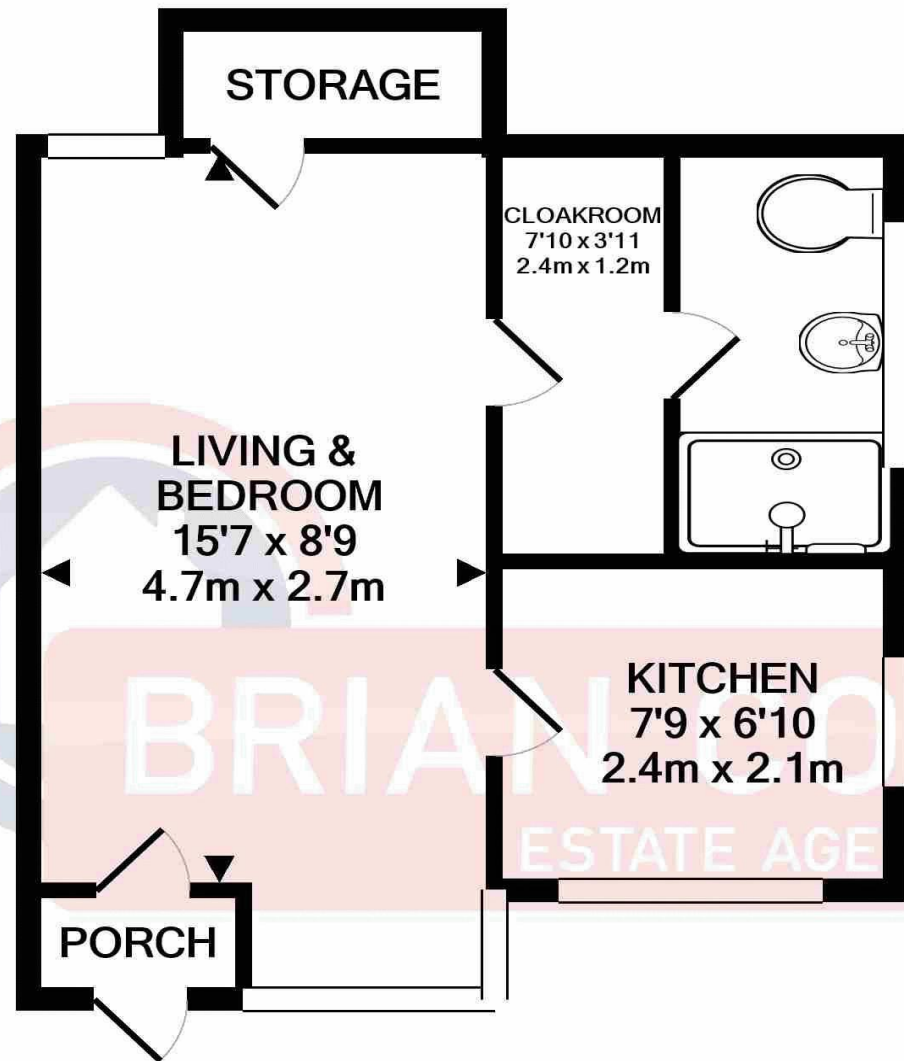


# The Floorplan...



TOTAL APPROX. FLOOR AREA 329 SQ.FT. (30.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## 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)



GROUND FLOOR STUDIO WITH PRIVATE ENTRANCE AND PARKING. Brian Cox are pleased to offer this beautifully presented ground floor studio maisonette which is located on peaceful residential area of West Harrow and benefits from off street parking. The property is close to many local amenities which include local shopping, local schools, transport facilities and is ideal for first time buyers or BTL investors. Internal viewings are highly recommended, call early to avoid disappointment.

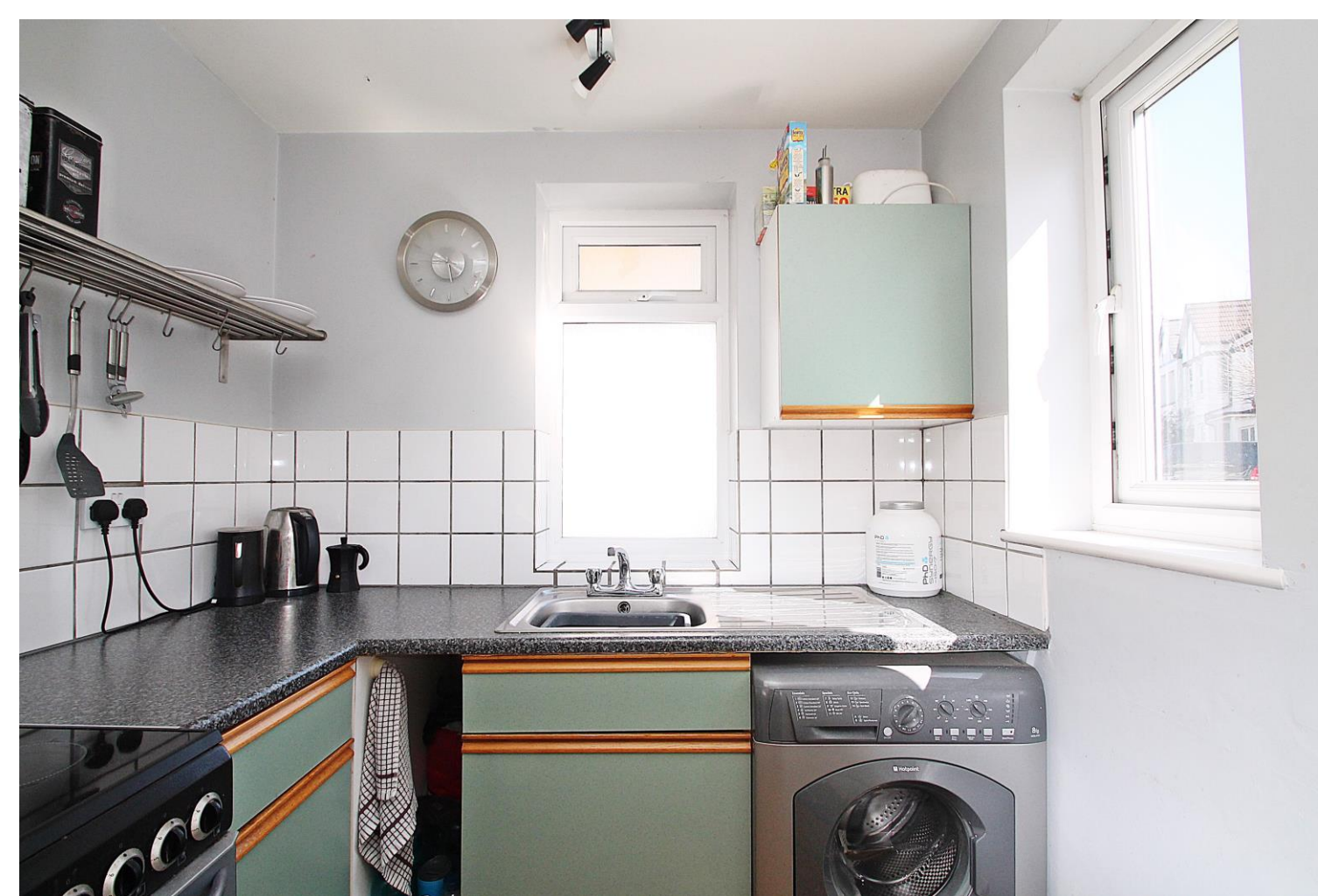


Offers in Excess of  
**£185,000**

Vaughan Road, Harrow HA1 4ED

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...

- Ground Floor
- Studio
- Lease of 123 Years Remaining
- Close to Harrow on the Hill Station
- Close to an Array of Shops
- Off Street Parking



## The Location...

### Nearest Stations ...

- West Harrow (0.2 miles)
- Harrow-on-the-Hill (0.5 miles)
- North Harrow (0.7 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. The town centre is less than a 10 minute walk from the property, and offers two shopping centres, restaurants, cafes, supermarkets and a cinema. There are many local schools in the area which include; Vaughan Primary School, St Anselm's (RC) Primary School, Whitmore High School and Nower Hill High School. Nearby independent schools include Orley Farm School, Alpha Prep, Quanton Hall and The John Lyon School.

