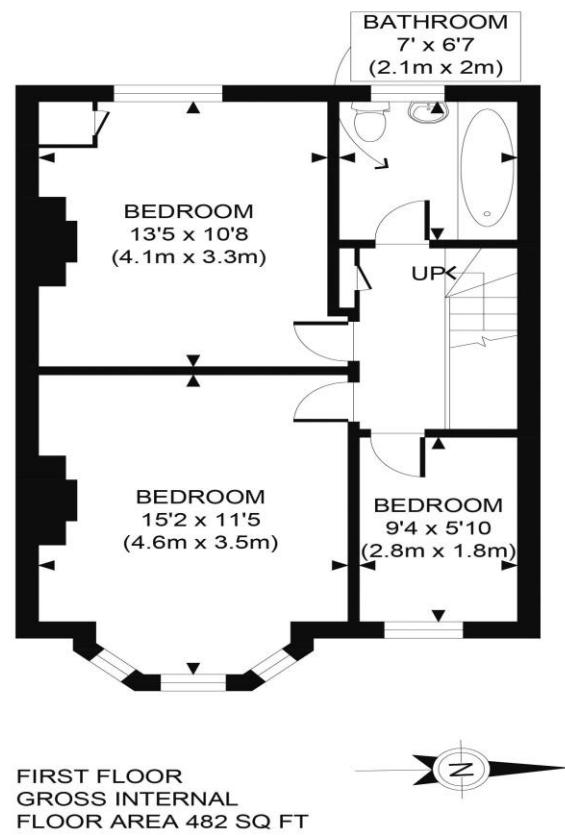
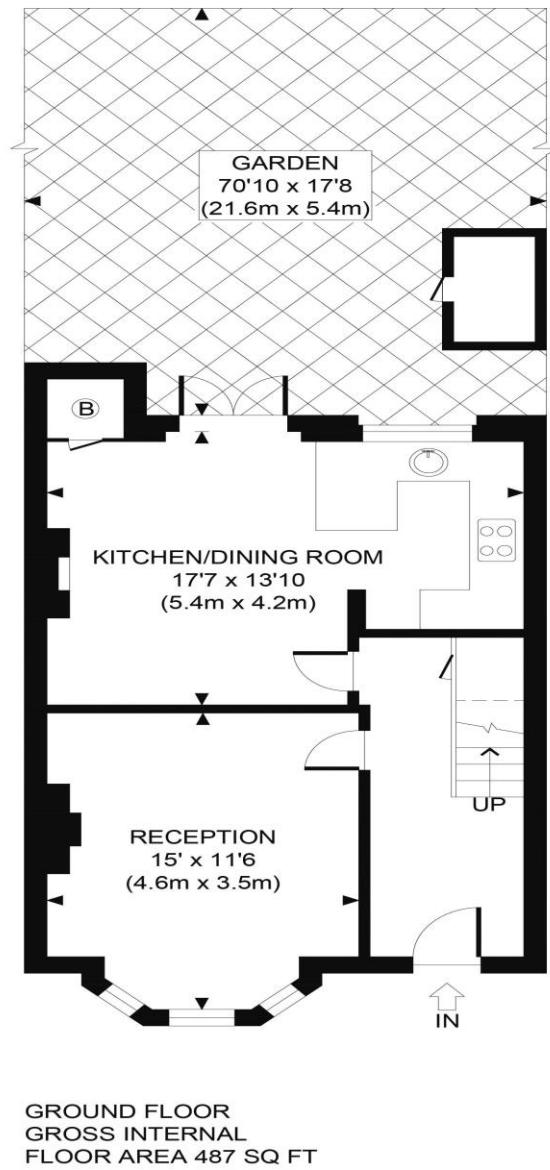


# The Floorplan...



**APPROX. GROSS INTERNAL FLOOR AREA 969 SQ FT / 90 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

Rutland Road  
date 18/02/25  
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](http://www.brian-cox.co.uk)



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.



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox & Company is delighted to offer this charming 3-bedroom terraced house to the market! This property is located on the desirable Rutland Road, it is presented in excellent condition throughout, offering a perfect blend of modern living and original character. The property is unextended, providing a fantastic opportunity to further enhance or expand if desired. Upon entering, you are welcomed by a spacious hallway. To the left, you will find a bright and airy front reception room, featuring large newly fitted windows that flood the space with natural light. Moving through, the ground floor offers an open-plan kitchen and dining area, which was thoughtfully opened up by the current owners six years ago. The kitchen itself was also updated at that time, offering modern appliances and a stylish finish. The ground floor is completed by a good-sized garden, providing a lovely outdoor space and offering potential for future extension. Upstairs, you will discover three generously sized bedrooms, each offering plenty of space and natural light. The family bathroom is well-proportioned, serving the needs of the home. The property benefits from high ceilings throughout, contributing to a sense of space and character. Many original features have been retained, adding charm and character to this delightful home. This is a rare opportunity to acquire a well-maintained, spacious home in a sought-after location with great potential for further development.



Offers in Excess of  
£585,000

Rutland Road, Harrow HA1 4JW



## In Brief...

- Three Bedroom House
- Potential To Extend (STPP)
- Excellent Condition Throughout
- High Ceilings, New Windows & Original Features
- Located On A Quiet Residential Road
- EPC Rating D & Council Tax Band D



## The Location...

### Nearest Stations ...

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



Harrow is a vibrant suburban town located in the London Borough of Harrow, northwest London, just 10.5 miles (16.9 km) from Charing Cross. The town is home to the University of Westminster's large campus, as well as the prestigious Harrow School and Harrow High School. Harrow serves as a commercial hub for the northwest, with a well-connected town centre offering a wide range of amenities, including two shopping centres, bustling parades of shops along Station Road, and the charming College Road. The area also boasts over 300 meters of fully pedestrianised streets filled with shopping and café options, particularly north of St Ann's.