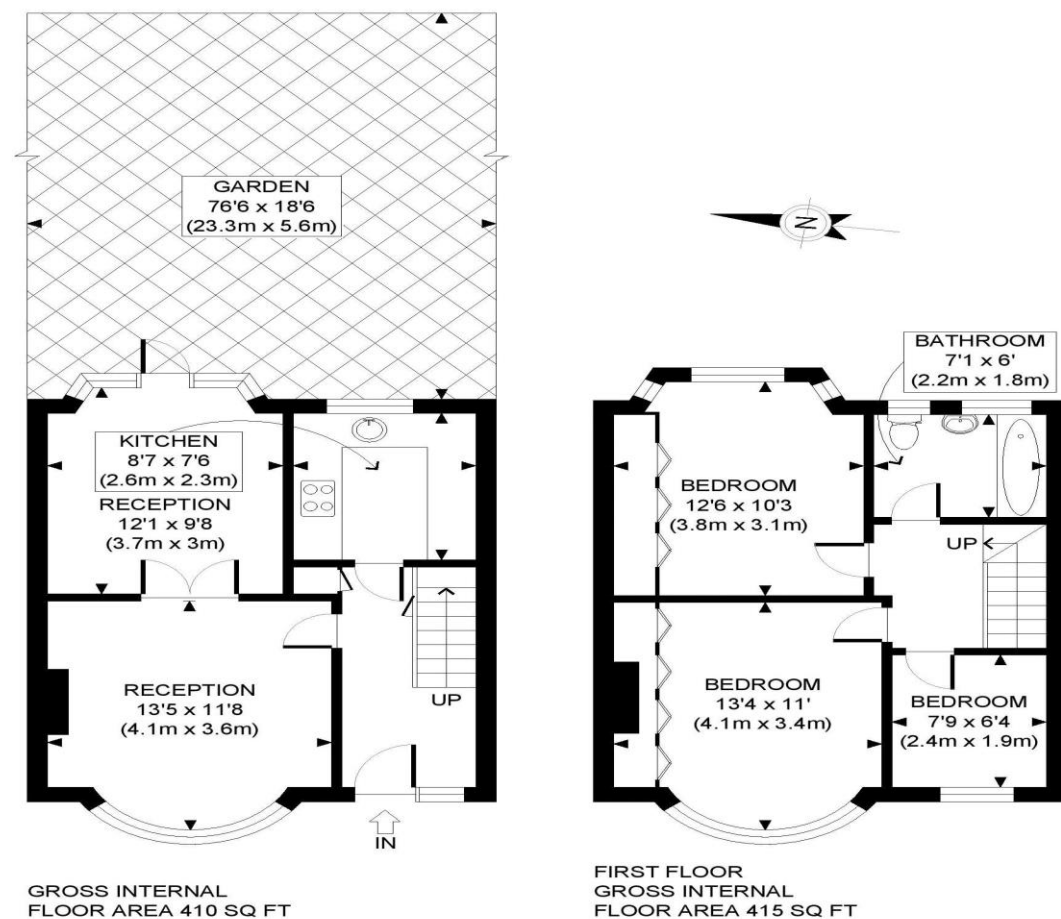


# The Floorplan...



**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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

## 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 are delighted to offer this charming three-bedroom terraced house to the market! This property is situated in a peaceful, well-connected area, offering a wonderful opportunity for comfortable family living. To the front, you'll find off-street parking for two cars, providing convenience and easy access. Upon entering, the property features a spacious separate lounge and a separate dining room, creating a perfect space for relaxing and entertaining. The fitted kitchen offers practical storage and workspace, making meal preparation effortless. Upstairs, there are three well-proportioned bedrooms, ideal for a growing family, along with a family bathroom, completing the upper floor accommodation. The house also benefits from a generously sized, well-maintained garden to the rear, providing excellent outdoor space. There is further potential to extend (STPP), allowing you to enhance the home to suit your needs.



**Offers in Excess of**  
**£525,000**

**Abercorn Crescent, Harrow HA2 0PU**





## In Brief...

- Three bedrooms
- Separate lounge and dining room
- Fitted kitchen
- Family bathroom
- Off-street parking for two cars
- Good size, well-maintained garden with extension potential
- Quiet, desirable location
- EPC Rating D & Council Tax Band D



## The Location...

### Nearest Stations ...

West Harrow (0.5 miles)  
South Harrow (0.6 miles)  
Harrow-on-the-Hill (0.8 miles)

The property is very well located within a mile from no less than three underground stations, namely, West Harrow, Rayners Lane and South Harrow, providing Metropolitan and Piccadilly Line services respectively, into London and beyond. There are a number of high streets nearby as well as Harrow Town Centre within easy reach, offering a large variety of shops, restaurants, coffee lounges, bars, pharmacies and grocery stores. For families, the property is ideally located close to playing fields, parks, tennis courts and several popular infant, junior, secondary and high schools.