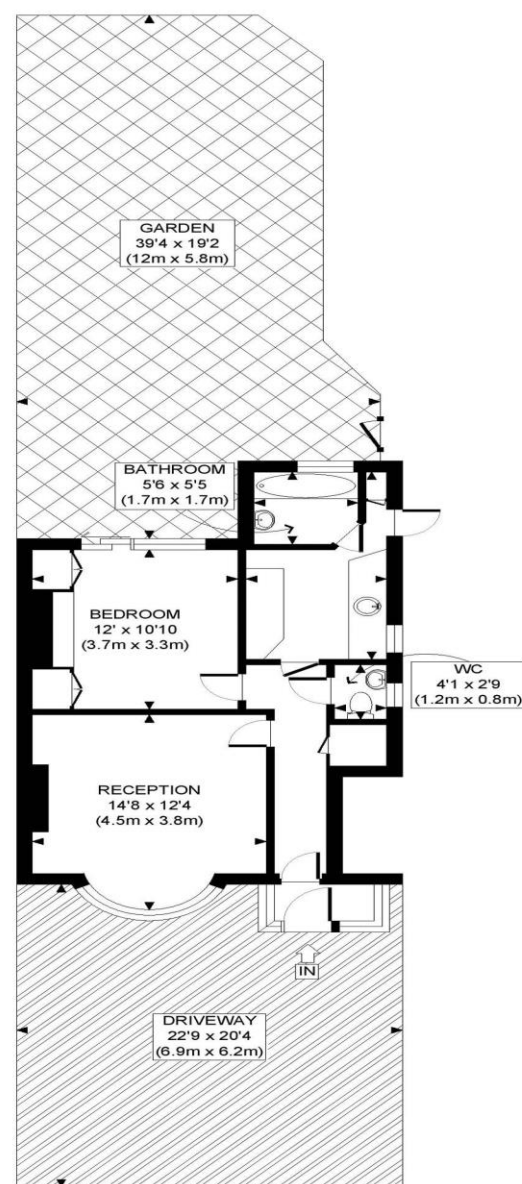


The Floorplan...



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 500 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 500 SQ FT/ 46 SQM

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



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are thrilled to present this one-bedroom ground-floor maisonette to the market! This conversion offers generous living space, complete with its own private rear garden and off-street parking for two vehicles. It is being sold with a share of the freehold, a long 999-year lease, and no onward chain, making for a smooth purchase process. The property also benefits from off-street parking for two cars at the front, plus an additional space to the side of the maisonette beyond the shared gate. Conveniently located just a few minutes' walk from West Harrow's Metropolitan Line station, it is an ideal choice for commuters. This property is an excellent opportunity for first-time buyers, downsizers, or investors.



Guide Price £295,000
Leasehold

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 Ground Floor Maisonette
- Off Street Parking For 2/3 Cars
- Share Of Freehold With A New Lease Of 999 Years
- Chain Free Sale
- Private Garden
- 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.

