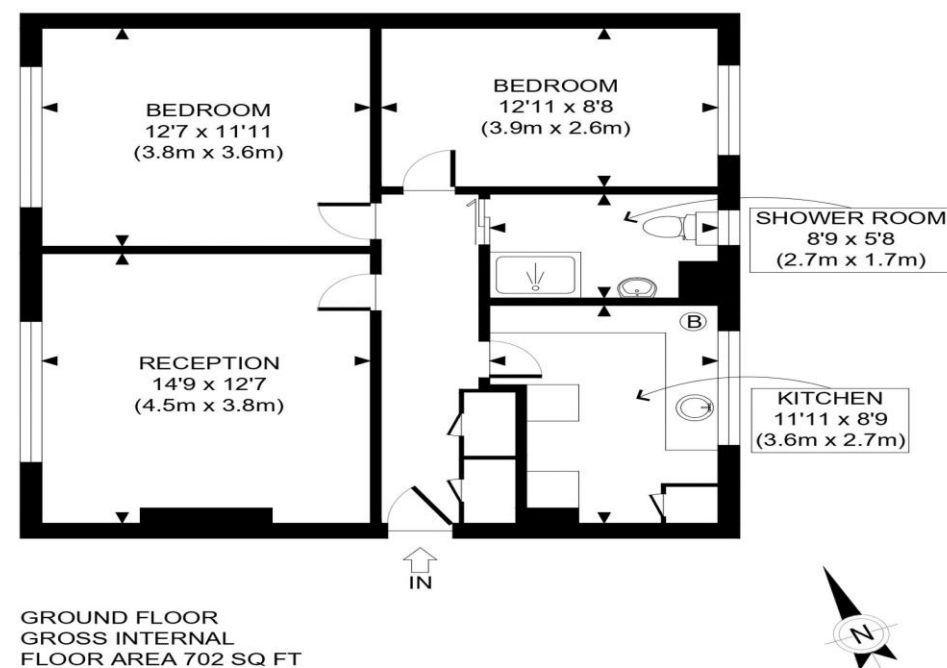


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 702 SQ FT/ 65 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

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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.



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Brian Cox & Company are delighted to offer this two-bedroom ground floor flat to the market! This flat offers a practical living space in a well-established residential area. While the property is in reasonable condition, it presents an excellent opportunity for first-time buyers, investors, or those seeking a home to personalise. Brookside Close offers a solid foundation for those seeking a home with potential for improvement. Its convenient location, combined with the opportunity to personalise the space, makes it an appealing choice for a range of buyers.



Offers in Excess of  
£325,000

Brookside Close, Harrow HA2 9AW





## In Brief...

- Two Bedroom Flat
- Ground Floor
- Chain Free Sale
- Close To Transport Links
- Low Maintenance Cost
- EPC Rating C & Council Tax Band C



## The Location...

### Nearest Stations ...

1.2 miles from South Harrow Tube Station on the Piccadilly Line  
0.9 miles from Northolt Park Railway Station, offering National Rail services

Situated in the sought-after area of South Harrow, the property benefits from proximity to local amenities, including shops, schools, and parks. Public transport links are easily accessible, with South Harrow and Northolt Park stations providing convenient connections to Central London. The surrounding neighbourhood is known for its community feel and low crime rate, contributing to a peaceful living environment.



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