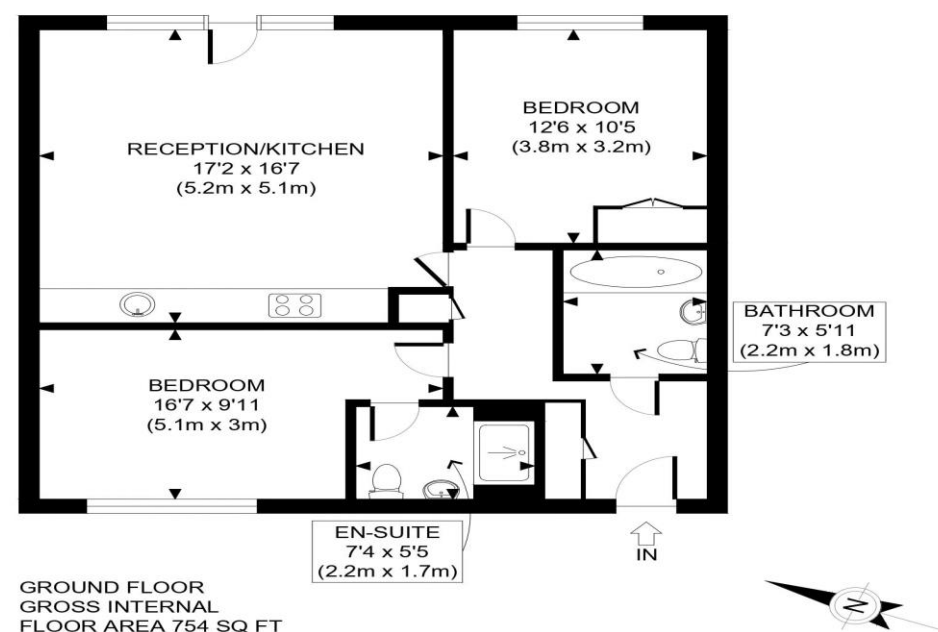


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 754 SQ FT/ 70 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

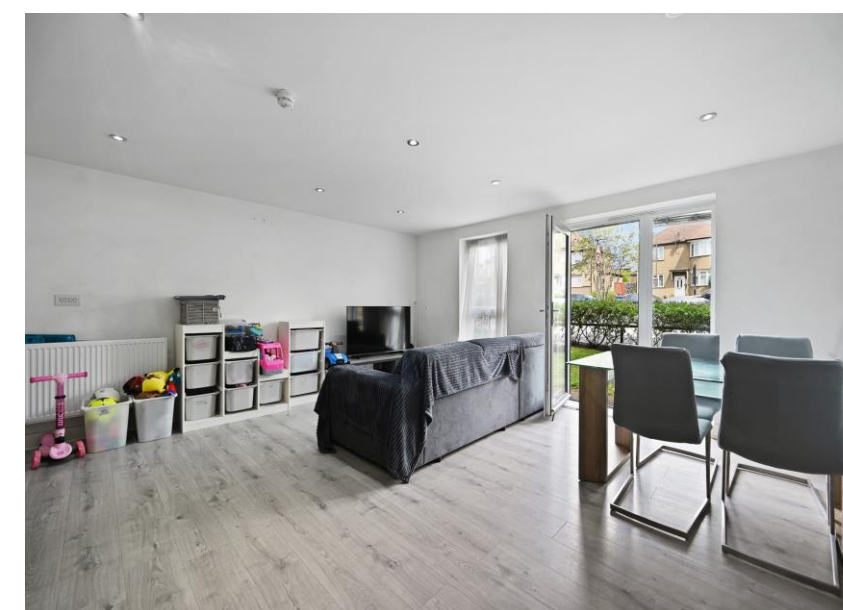
Web: www.brian-cox.co.uk



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are pleased to present this spacious and well-laid-out two-bedroom, two-bathroom ground floor flat, offered to the market chain free. Ideally positioned on Harrow View, the property is within easy reach of local shops, schools, and excellent transport links, making it an ideal purchase for first-time buyers, investors, or anyone seeking convenient, step-free living. The flat features a bright and airy open-plan reception room and kitchen, complete with fitted appliances, offering a sociable and functional living space. There are two well-sized bedrooms, including a principal bedroom with a private en-suite shower room, in addition to a separate family bathroom. The property also offers scope for cosmetic updates, giving buyers the opportunity to personalise to their taste. Residents benefit from communal garden areas and excellent access to Harrow & Wealdstone station, nearby bus routes, and a range of local amenities.



Offers in Excess of
£399,950

Harrow View, Harrow HA2 6QQ

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...

- Two bedrooms
- Ground floor flat
- Chain free
- Open Plan Kitchen & Lounge
- Great transport links
- Ideal first home or investment
- Allocated parking for 1 car
- EPC Rating D & Council Tax Band D



The Location...

Nearest Stations ...

Headstone Lane Station (0.4 miles)
Harrow & Wealdstone Station (0.8 miles)
North Harrow Station (1.0 mile)

Situated in the suburban area of North West London, within the London Borough of Harrow, the property benefits from easy access to North Harrow Underground Station on the Metropolitan Line, providing quick connections between Harrow-on-the-Hill and Pinner. The property is also within close proximity to Harrow Town Centre, which offers a wide range of local amenities including a shopping centre, post office, Tesco Express, restaurants, cafés, takeaways, and independent shops. The area is well-served by schools, churches, and other essential services, making it an ideal location for families and commuters alike.

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