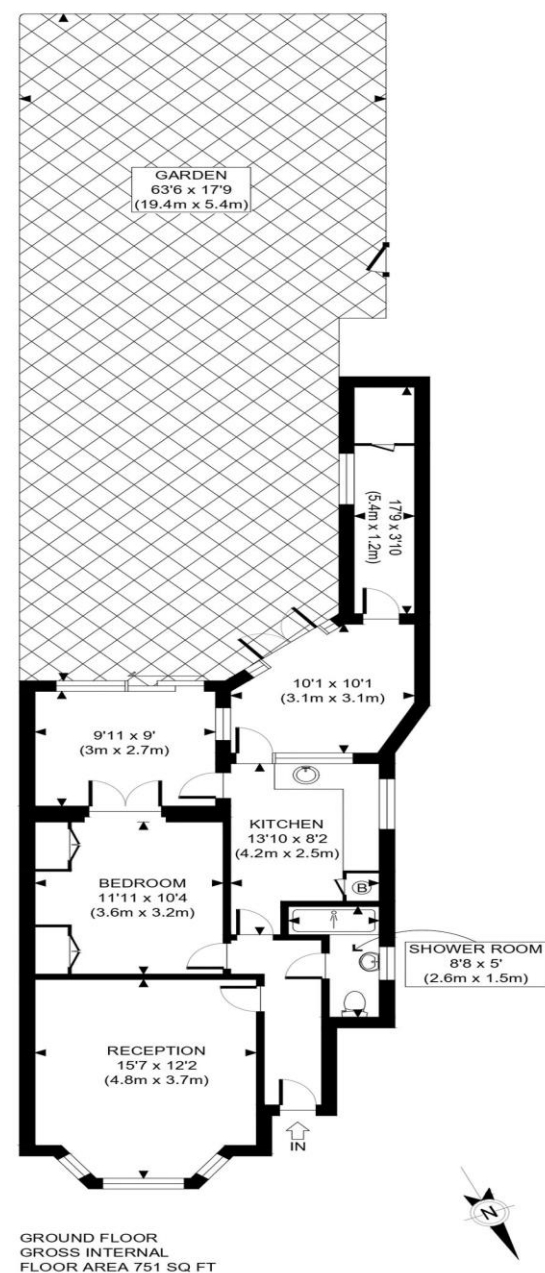


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 751 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  
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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.



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



Brian Cox are pleased to present to the market this spacious and rarely available two-bedroom ground floor maisonette, located on the ever-popular Manor Way in North Harrow. Offered with direct access to a generous private garden, this property provides an excellent opportunity for buyers looking to put their own stamp on a home. Although some modernisation is required, the maisonette is larger than average and offers excellent potential for both first-time buyers and investors alike. Perfectly positioned just a short walk from North Harrow Station (Metropolitan Line), the property also benefits from being within the catchment area for sought-after local schools, including Pinner Park Primary and Nower Hill Secondary – making it an ideal choice for young families.



Offers in Excess of  
**£350,000**

**Manor Way, Harrow HA2 6BY**





### In Brief...

- Two Well-Proportioned Bedrooms
- Ground floor Accommodation
- Direct Access To A Good-Sized Private Garden
- Spacious Interiors With Potential To Update
- Walking distance to North Harrow Station & Great Schools
- Chain Free Sale
- EPC Rating D & Council Tax Band C



### The Location...

#### Nearest Stations ...

North Harrow (0.3 miles)  
Headstone (0.8 miles)  
West Harrow (0.8 miles)

North Harrow is a suburban area of North West London, situated North-West of Central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, cafes and independent specialist shops

