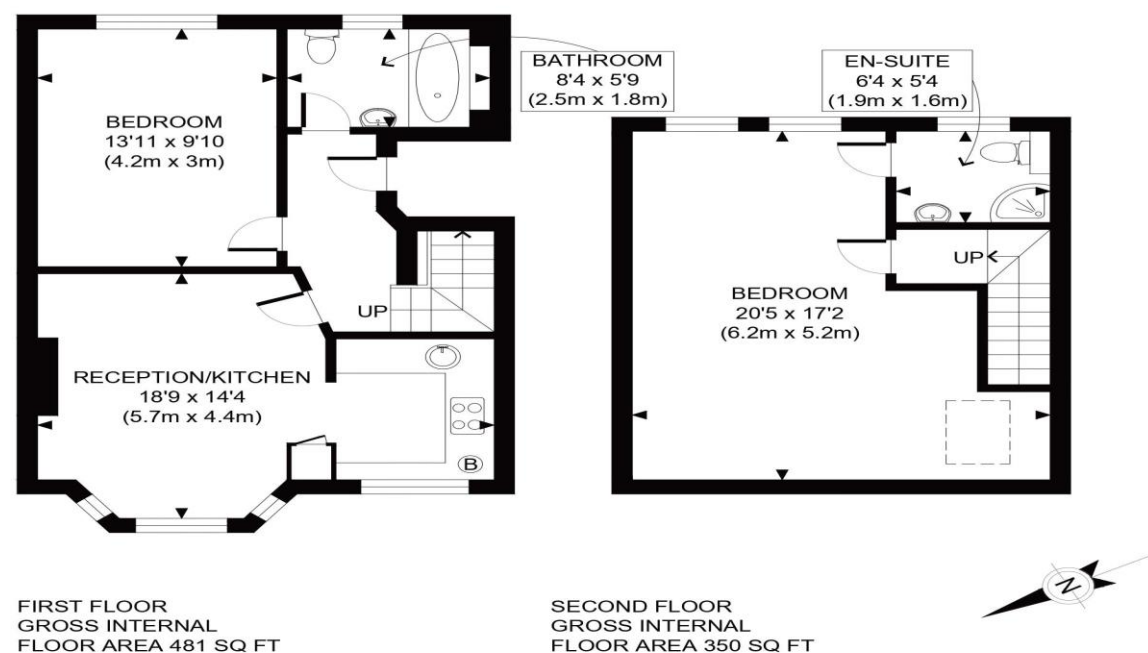


The Floorplan...



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...

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Brian Cox Estate Agents are pleased to present this well-maintained and generously sized two-bedroom duplex maisonette, ideally located on the sought-after Somerset Road. Set on the first and second floors, this charming property boasts excellent internal condition and a range of desirable features, perfect for buyers seeking a ready-to-move-in home. As you enter there is stairs that lead you up to the first floor of this well-presented duplex maisonette. At the front of the property is a bright and spacious reception room featuring a charming working fireplace, with a open plan modern kitchen just off it, complete with integrated fridge and washing machine. Also on this floor is the second bedroom, ideal as a guest room or office, and a stylish family bathroom refurbished three years ago. Upstairs, the top floor is dedicated to a large main bedroom with sloped ceilings and a private en-suite shower room, also recently updated. The property is in excellent condition throughout, with a combi boiler, laminate flooring beneath the carpets, and no service charge. It benefits from a long lease of approximately 135 years and low ground rent of £150 per year.



Guide Price £449,950
Leasehold

Somerset Road, Harrow HA1 4NG

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 Bedroom Maisonette
- Duplex Maisonette Over Two Floors (Approx. 603 sq ft / 56.0 sq m)
- Open Plan Kitchen & Lounge
- Close To Local Shops & Amenities
- Very Good Condition Throughout
- EPC Rating D & Council Tax Band D



The Location...

Nearest Stations ...

West Harrow Station 0.3 miles
North Harrow Station 0.3 miles
Harrow-on-the-Hill Station 0.8 miles

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross. Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. You have a large Tescos & Morrison's which are both within a short drive to the property. There are many local schools in the area some of these include Vaughan Primary School, Norbury School, Longfield Primary School, Whitmore High School and Nower Hill High School.