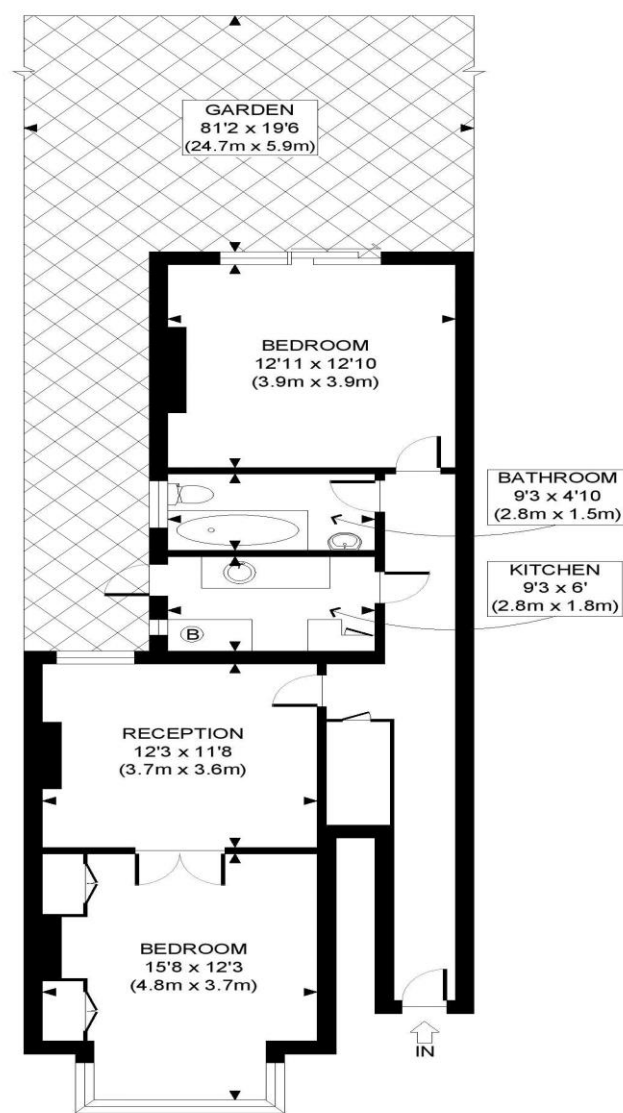


# The Floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 743 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 743 SQ FT/ 69 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
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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 & Company are delighted to be able to offer for sale this two bedroom GROUND FLOOR maisonette to the market! This Maisonette has been converted from this period property situated in desirable sort after location within walking distance of West Harrow Metropolitan line station and West Harrow recreation park and walking distance to the Harrow on the Hill. It benefits from gas central heating, double glazed windows, a modern kitchen, modern bathroom and its own private rear garden. The property also has the benefit of a long lease, ideal for first time buyer and the flat has no upper chain. Viewing advised.



Guide Price £325,000

Butler Road, West Harrow HA1 4DS



## In Brief...

- Two Bedroom Maisonette
- Ground Floor
- Chain Free Sale
- Walking Distance Away From West Harrow Tube Station & Great Schools
- Long Lease
- EPC Rating D & Council Tax Band C



## The Location...

### Nearest Stations ...

West Harrow (0.2 miles)  
Harrow-on-the-Hill (0.6 miles)  
North Harrow (0.7 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 Tesco's & 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, Grange Primary School, St Anselm's Catholic Primary School and Norbury School, Whitmore High School, Harrow School and John Lyon School.