



Hamilton Road
Harrow, HA1

£335,000



Hamilton Road

Harrow, HA1

A well-appointed and generously proportioned ground floor garden flat, boasting a large double bedroom and covering an expansive 571 sq/ft, is situated on one of Central Harrow's most coveted streets. This residence offers unparalleled convenience, being a short walk from the vibrant town center and the key transport hubs of Harrow on the Hill/Harrow & Wealdstone stations, facilitating easy commutes to London and the City.

The property features a delightful and secluded rear garden, accessible from either the bedroom or via the side entrance, offering a serene retreat from the bustle of city life. Additionally, there's a utility space, adding practicality to the home. The added benefit of off-street parking and a share of the freehold further enhances the appeal of this property.

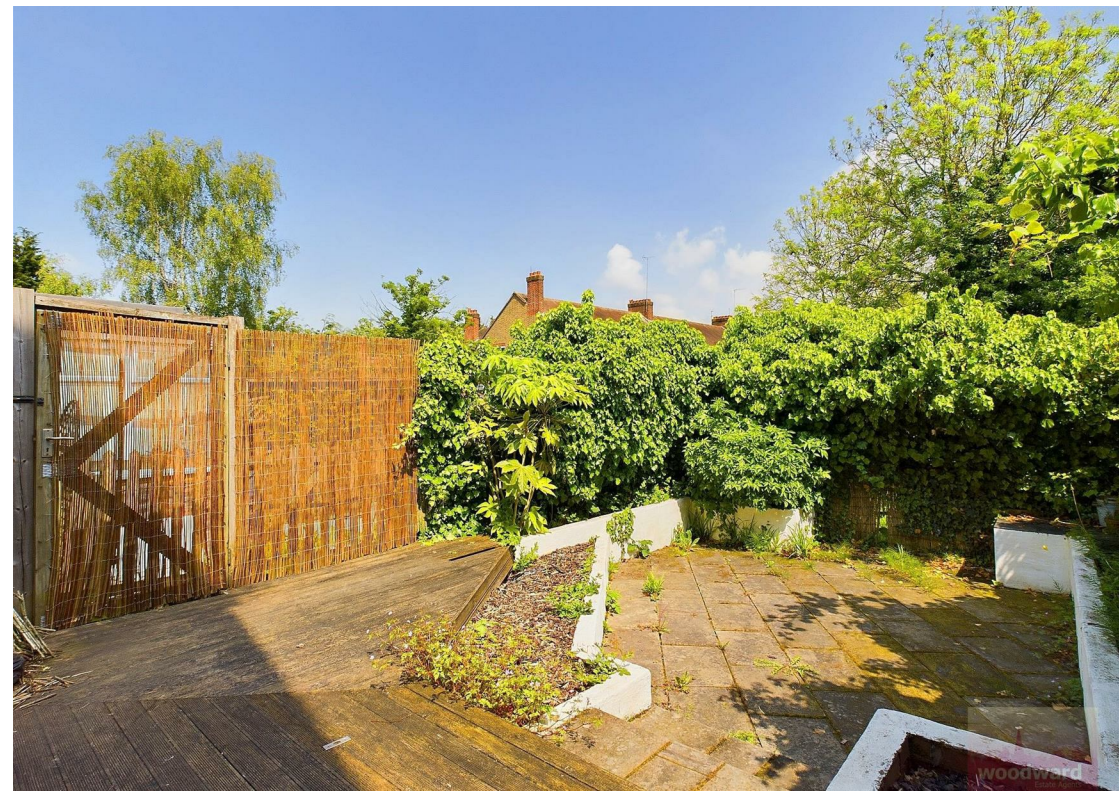
Moreover, there is potential to expand and create a second bedroom, subject to obtaining the necessary planning permissions, offering an additional opportunity to tailor the space to your exacting requirements. This property is offered chain-free, ensuring a smooth and straightforward transaction process for prospective buyers.

Living Room
13'10" x 12'2" (4.24 x 3.71)

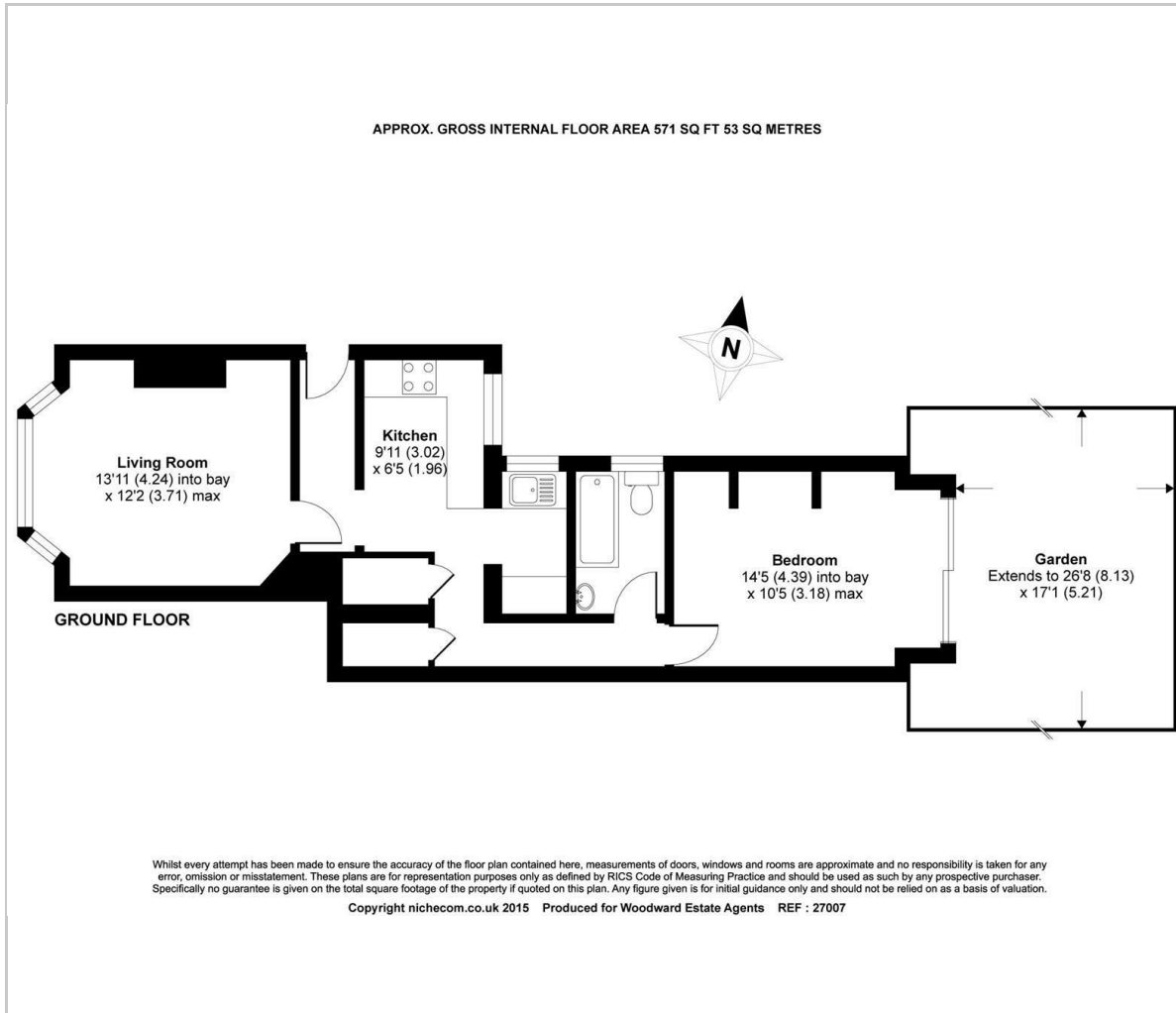
Kitchen
9'10" x 6'5" (3.02 x 1.96)

Bathroom
4'9" x 7'8" (1.47 x 2.35)

Bedroom
14'4" x 10'5" (4.39 x 3.18)



Floor Plan



Viewing

Please contact our Woodward Estates Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Old Fire Station 90 High Street, Harrow-on-the-Hill, Middlesex, HA1 3LP
Tel: 020 8864 8844 Email: info@woodward.co.uk <https://www.woodward.co.uk>

Area Map



Energy Efficiency Graph

