

Somerset Road

Harrow • • HA1 4NG
Asking Price: £400,000



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This beautifully converted split-level flat presents an excellent opportunity as a fantastic home., the property is part of a charming period building situated in the highly sought-after area.

Conveniently located moments from North Harrow and West Harrow station, popular schools, and various transport options, it combines modern living with a desirable location. This charming two-bedroom split-level property spans approximately 816 sq ft and is designed for modern living. The first floor features a open plan family living area and a well-appointed kitchen and a second

bedroom on this floor. The upper floor offers a large primary bedroom with an en-suite bathroom and access to eaves storage. The property also includes a main bathroom and an entrance hall.

Thoughtfully laid out, it provides a blend of comfort and functionality, ideal for various lifestyles.

Two Bedroom Duplex

Long Lease Remaining

No Service Charge

Two Bathrooms

Modern Throughout

Close To Local Shops & Amenities

Period Features

Open Plan Kitchen/Diner

Close to Stations

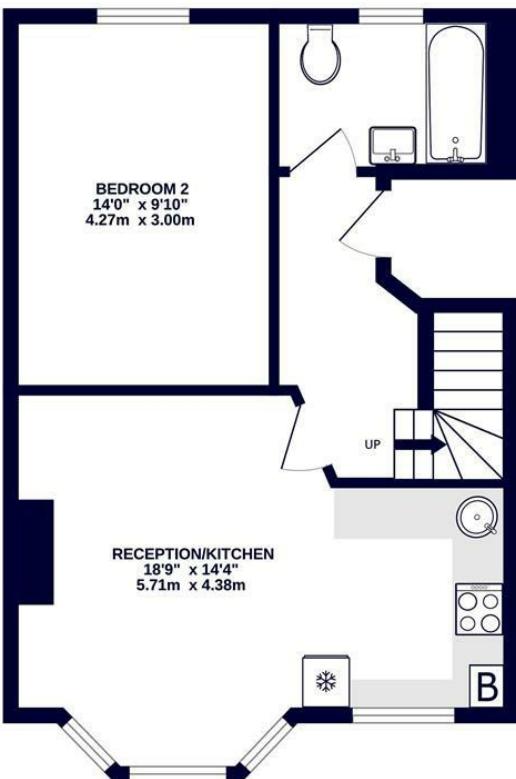
Approx 816 sq . ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

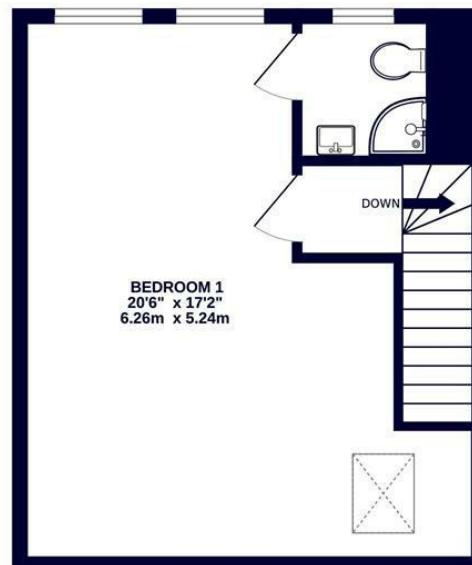




1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



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TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2020 EPC A	
2020 EPC B	
2020 EPC C	
2020 EPC D	
2020 EPC E	
2020 EPC F	
2020 EPC G	
EU Directive 2002/91/EC	
England & Wales	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.