



phillip shaw
estate agents

105 Locket Road, Harrow

Guide Price £600,000



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For sale: Neatly presented 3-bed extended semi-detached house near Belmont Circle & Harrow. Features modern kitchen, spacious lounge, off-street parking, and 59ft garden. Close to transport links, outstanding schools, and amenities. Ideal family home. Early viewings recommended.

Council Tax band: E

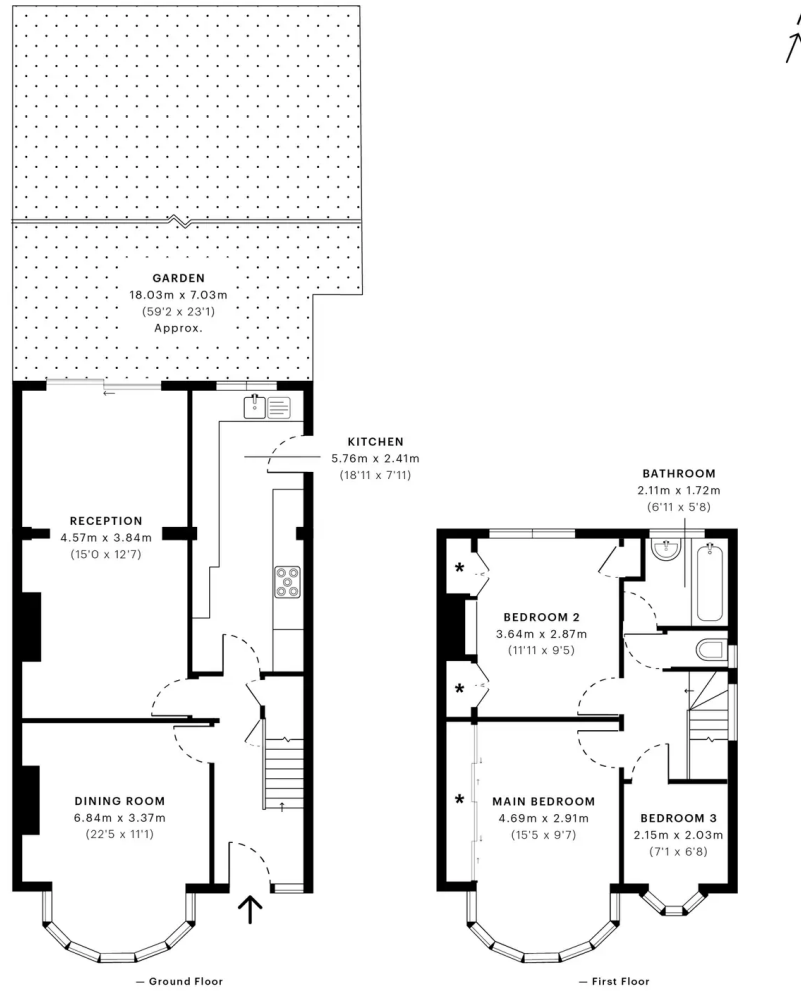
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended semi detached house
- off street parking for upto two cars
- Easy commute into London via Bakerloo line and Overground
- Close proximity to various OFSTED outstanding rated primary and secondary schools





GROSS INTERNAL AREA (GIA)
The footprint of the property
99.22 sqm / 1068.00 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, mezzanine level height
92.86 sqm / 999.54 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Some Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PMR 3B RESIDENTIAL 0709 sqm / 7551.33 sqft
PMR 3D RESIDENTIAL 1423 sqm / 15343 sqft

*Excluded from measurements

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