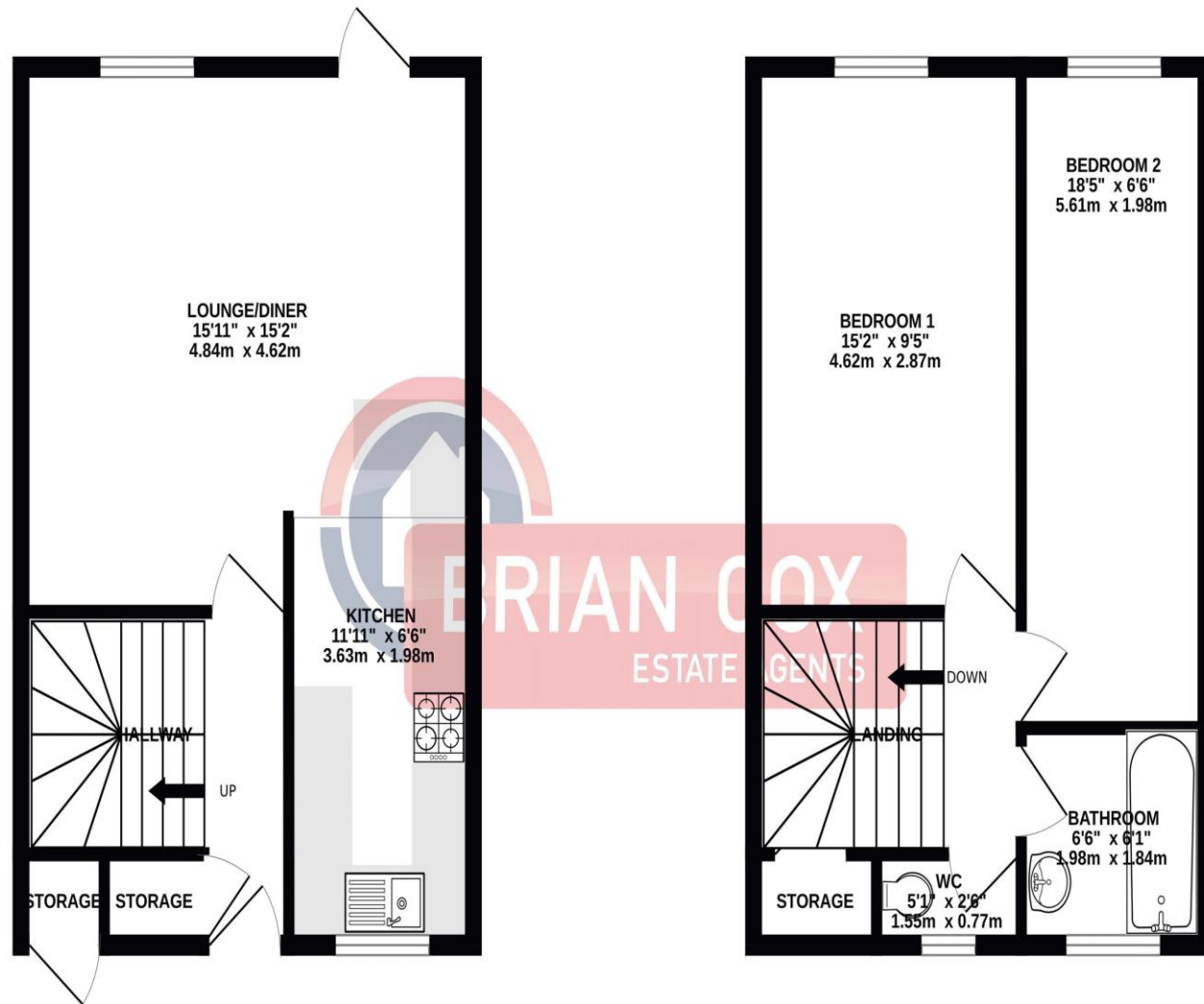


# the floorplan...

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## more details from...

call: **Brian Cox Sudbury: 0208 422 1007**  
email: [Kasru.ali@brian-cox.co.uk](mailto:Kasru.ali@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 422 1007  
[brian-cox.co.uk](http://brian-cox.co.uk)



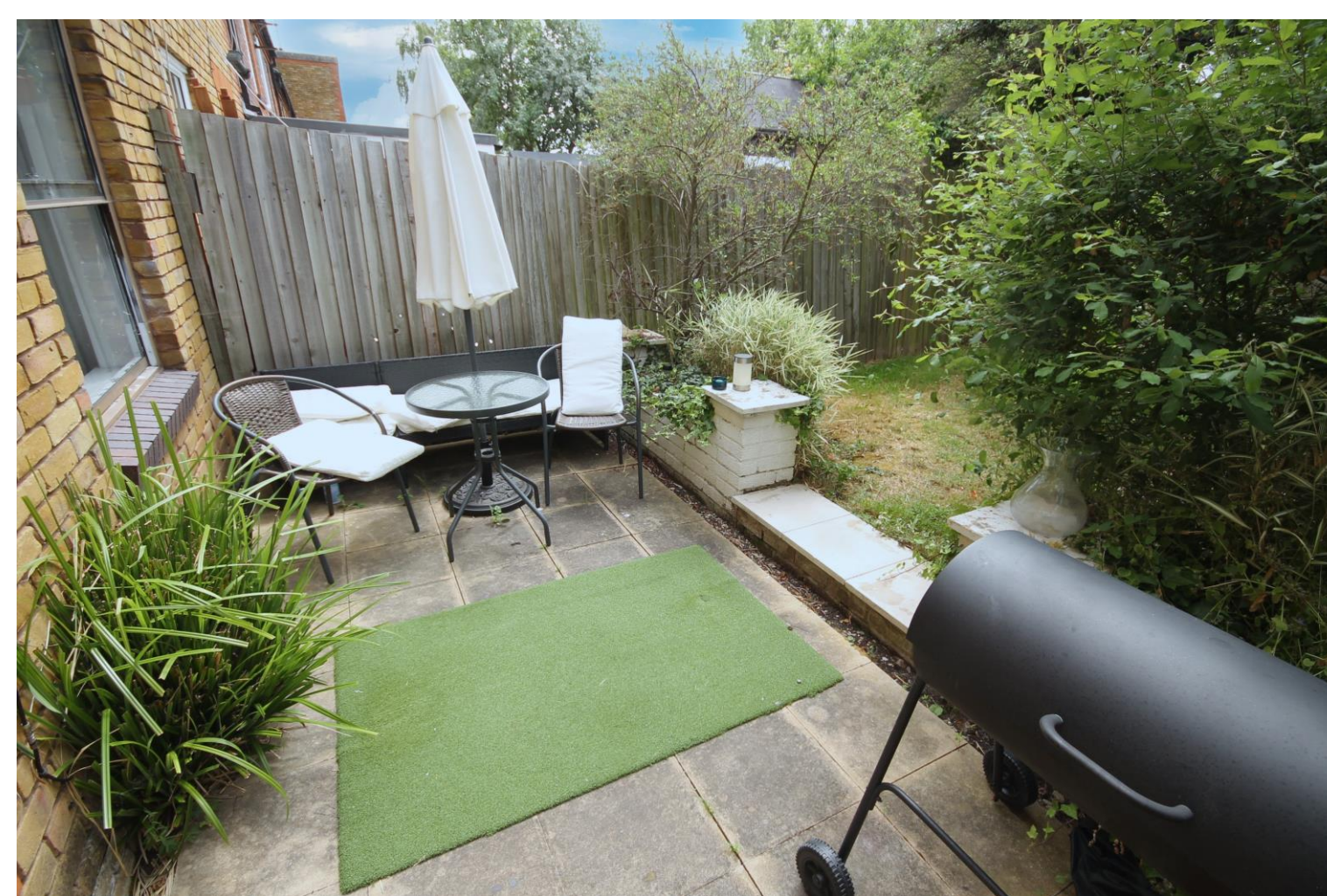
TERRACED HOUSE - TWO DOUBLE BEDROOMS - GARDEN - LEASEHOLD - CHAIN FREE. Brian Cox are pleased to present to the market the two double bedroom leasehold terraced house, situated close to local shops and transport links. The property comprises of an open plan lounge/kitchen, two bedrooms, bathroom and separate WC. The benefits include gas central heating, rear garden, resident parking and chain free.



£385,000  
Leasehold

Hartington Close, Harrow HA1 3RL

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...**

- Terraced House
- Two Bedrooms
- Leasehold
- Chain Free
- Garden
- Council Tax Band - C



**the location...**

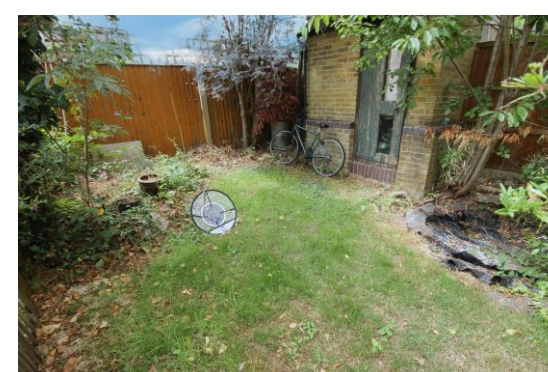
**nearest stations ...**

Sudbury Hill Harrow (0.1 miles)  
 Sudbury Hill (0.2 miles)  
 South Harrow (0.7 miles)



Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom. Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.



There are numerous schools located within a close proximity of the property such as St Georges Primary School and Horsenden Primary School which both have been awarded a Good rating by Ofsted these two are located within 0.5 Miles radius of the property. The highly recommended and sought after Independent Primary School Orley Farm is also only located 0.5 Miles from the property.