

the floorplan...

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA : 787 sq.ft. (73.1 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...

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TWO BEDROOM FLAT - GROUND FLOOR - PRIVATE GARDEN - SHARE OF FREEHOLD - CLOSE TO TRANSPORT LINKS. Brian Cox are pleased to present to the market this spacious two bedroom ground floor flat. The property is well maintained throughout and provides easy access to local schools, shops and transport links. The property comprises briefly of a lounge, kitchen, two double bedrooms and shower room with separate WC. The property benefits from double glazing, gas central heating, underfloor heating, ample storage and a large private garden to rear. Viewings are highly recommended.

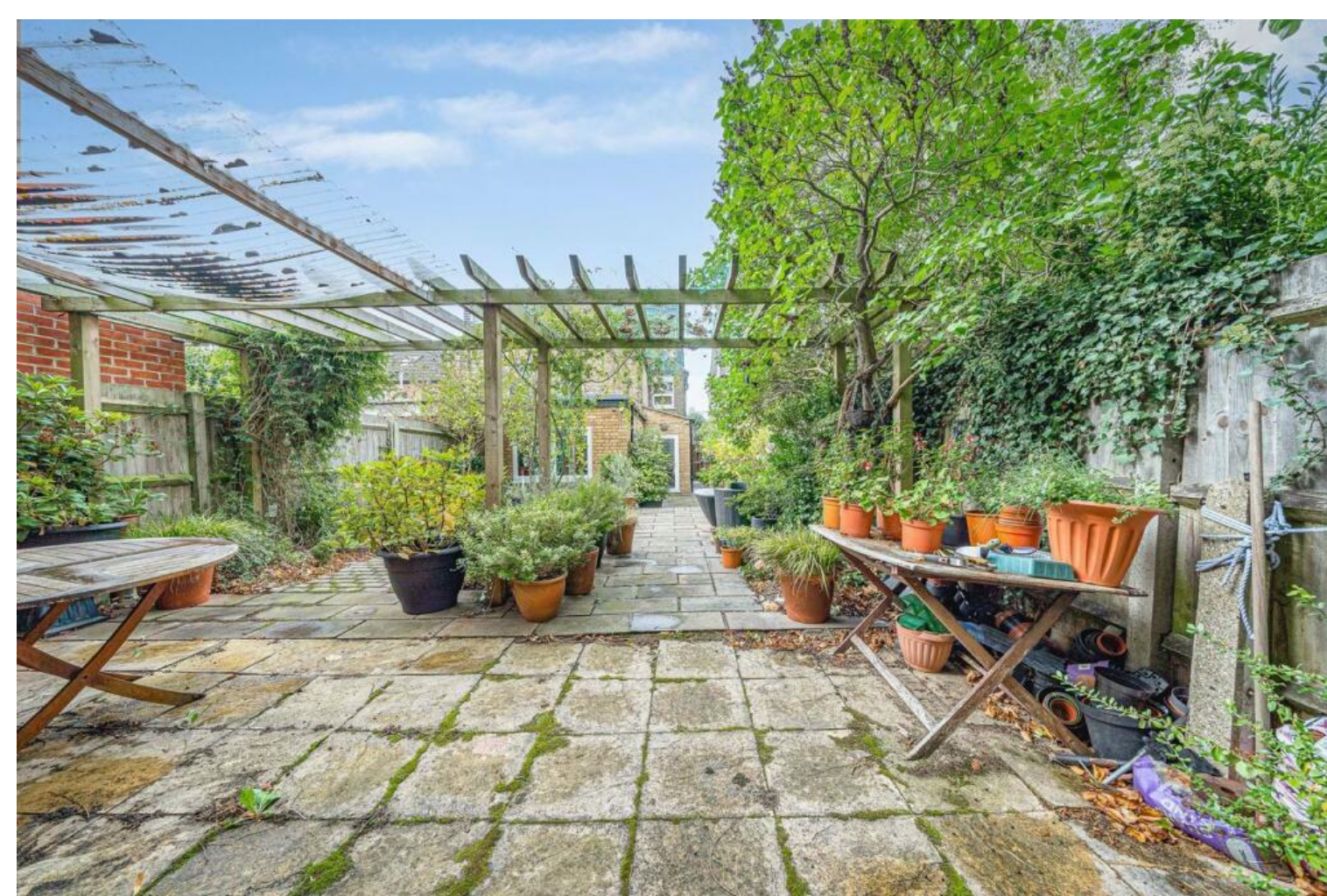


Guide Price £449,500

Share of Freehold

Kingsley Road, Harrow HA2 8LE

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...

- Share of Freehold
- Ground Floor Flat
- Two Double Bedrooms
- Private Garden
- Close to Shops and Transport Links
- Gas Central Heating



the location...

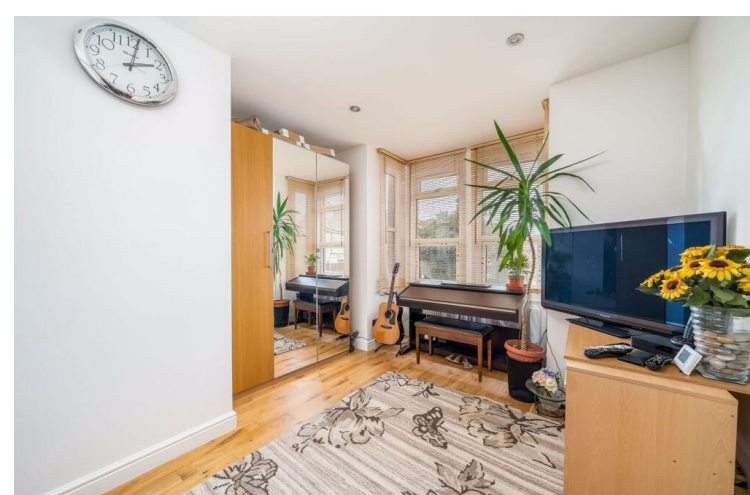
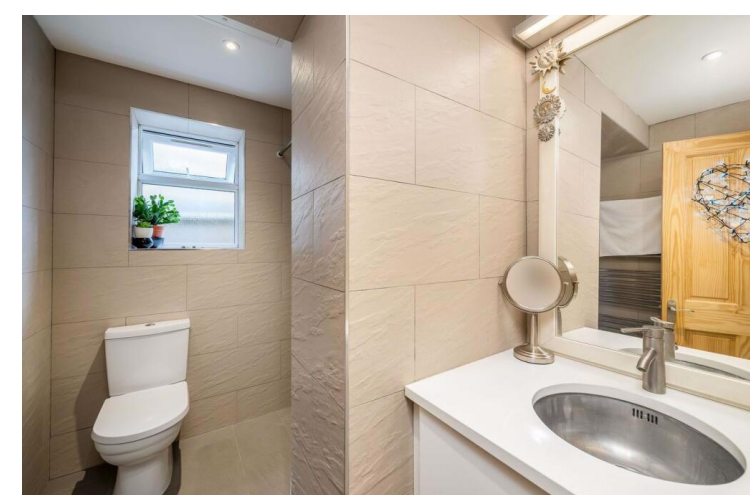
nearest stations ...

South Harrow Station (0.3 miles)
 Northolt Park Station (0.6 miles)
 Sudbury Hill Harrow Station (2.1 miles)



South Harrow is South-West of Harrow-on-the-Hill in the London Borough of Harrow and its development originally spread South and West from the hamlet of Roxeth as a result of urbanisation and easier access from Central London by rail.

The area includes the geometric garden estate of Shaftesbury Circus. Beyond this historic heart, lies a newly-developed retail park which compliments the original high street, Northolt Road, offering a variety of amenities.



A variety of local buses serve the nearby town centre of Harrow which features two indoor shopping centres, a cinema and a wide range of major retailers.

There are many local schools within close proximity to the property, including Roxeth Primary School, Greenwood Primary School, Rooks Heath School and Whitmore High School.

