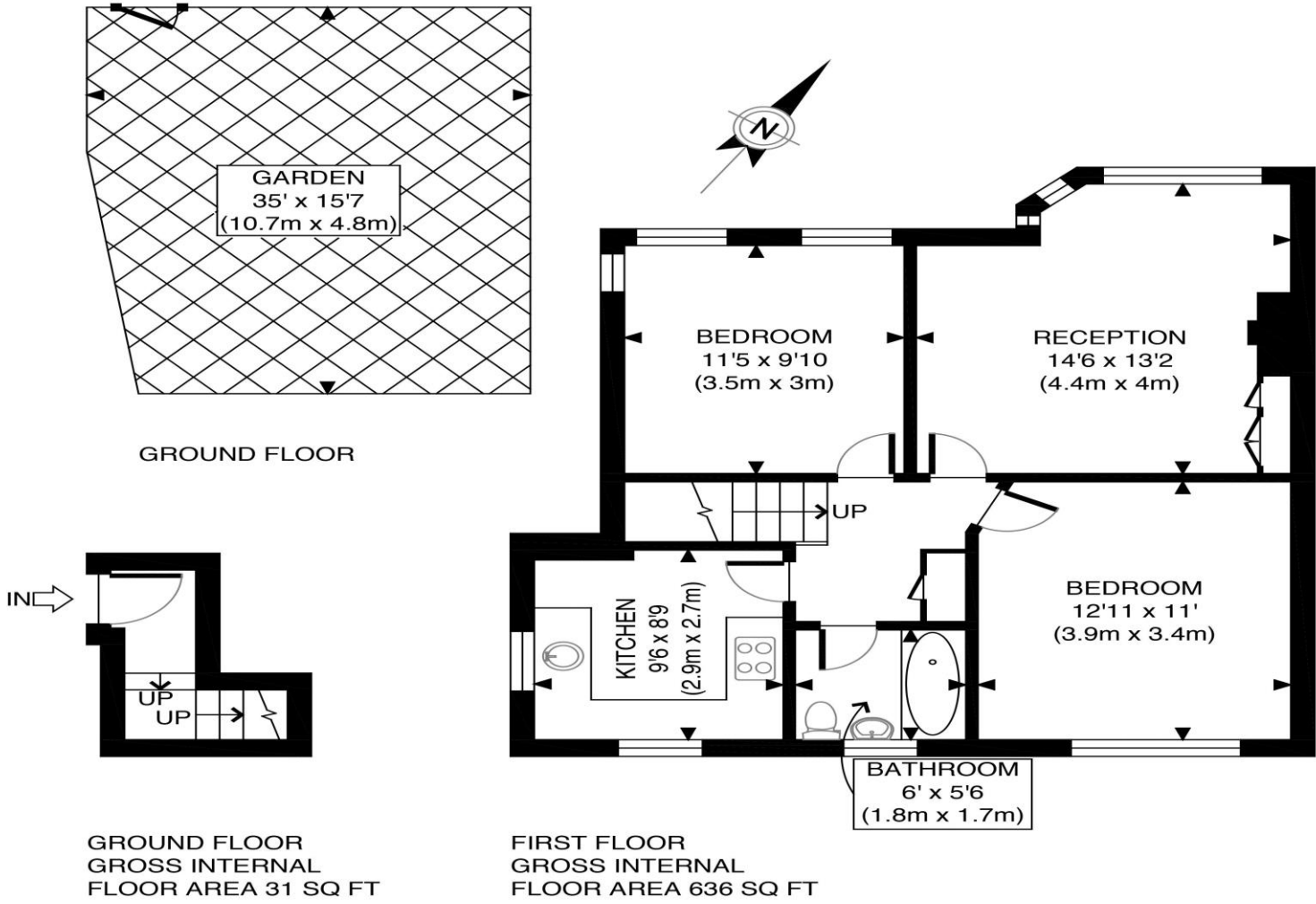


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQM	Ranmoor Gdns
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 18/07/24
	photoplan

More Details From...

Call: Brian Cox Harrow: 0208 912 0006
Email: Dan.Jed@brian-cox.co.uk
Web: www.brian-cox.co.uk



0208 912 0006
 brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this stunning CHAIN-FREE two-bedroom, purpose built first floor maisonette to the market! The property is situated in a prime location with the benefit of having shopping facilities, great schools and Harrow & Wealdstone Station all within walking distance. The property benefits from having off-street parking its own separate entrance with staircase to the first-floor hallway which is flooded with natural light. You are greeted by a good size front aspect living room with a classic fireplace. The bright kitchen comes equipped with a range of fitted units. There are two spacious double bedrooms boasting lots of room and completing the internal layout is a modern bathroom. Further benefits include a private garden, gas central heating and double-glazed windows.



Guide Price £419,950
 Leasehold

Ranmoor Gardens, Harrow HA1 1UQ

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...

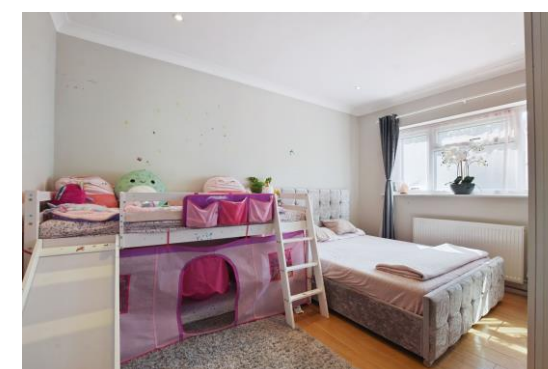
- Two Bedroom Purpose Built Maisonette
- Chain-free
- Off Street Parking
- Private Garden
- Very Long Lease 920+ Years remaining
- Walking Distance to sort after schools and Multiple Transport Links
- EPC Rating C & Council Tax Band C



The Location...

Nearest Stations ...

- Harrow & Wealdstone (0.3 miles)
- Harrow-on-the-Hill (0.6 miles)
- West Harrow Station (0.7 miles)
- North Harrow (0.8 miles)



Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross. Harrow and Wealdstone station is serviced by The Metropolitan Line, Bakerloo Line, London Overground and the National Rail. Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. There are many local schools in the area some of these include St John Fisher Catholic Primary School, St Teresa's Catholic Primary School, Marlborough Primary School and Norbury School.

