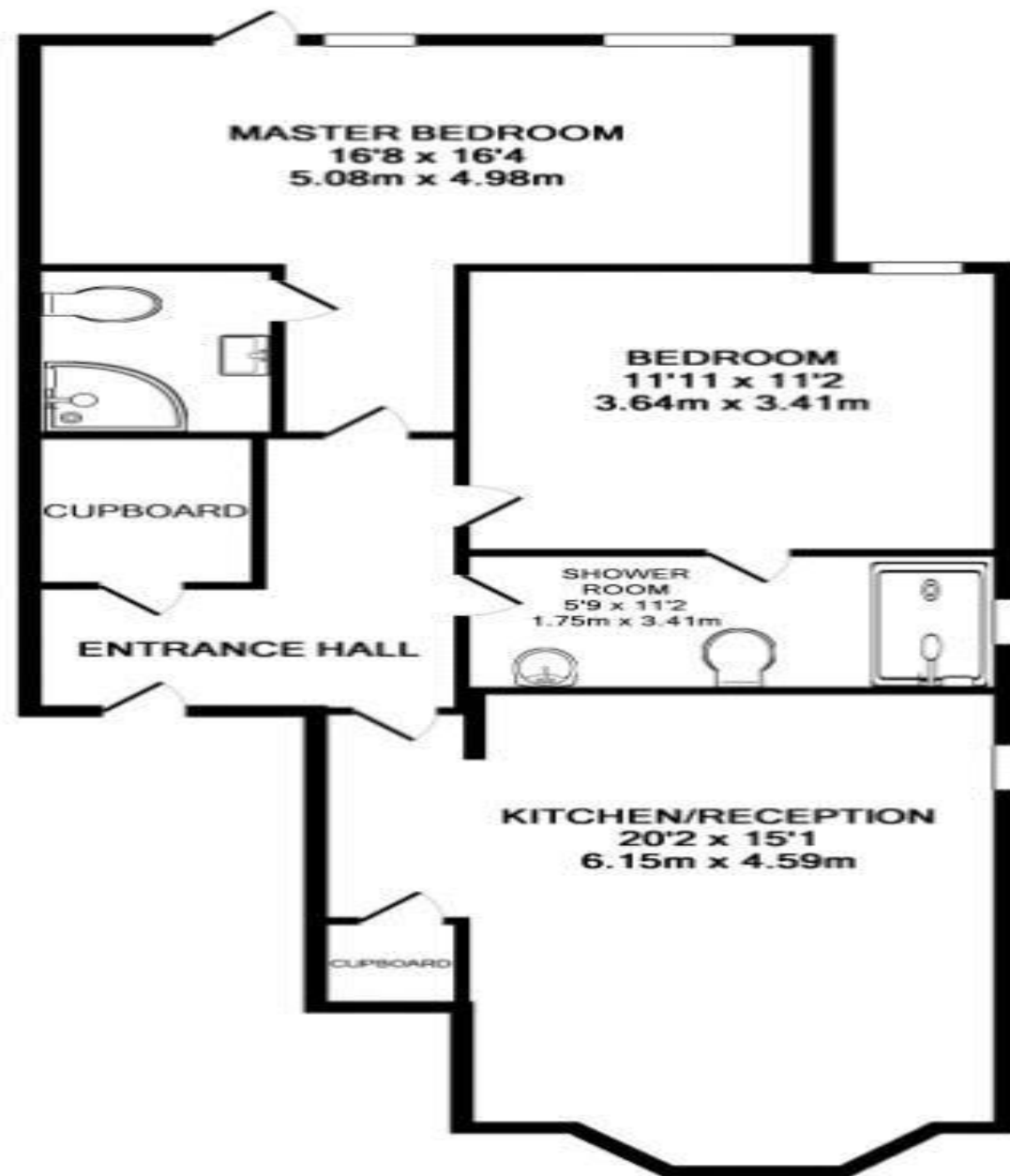


the floorplan...



NIBTHWAITE ROAD, HARROW, HA1 1TA  
TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Harrow: 020 8912 0006**  
email: [info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT WITH PARKING!  
Brian Cox of Harrow are delighted to offer this well presented, chain free, two bedroom, two bathroom apartment to the market which is located within a short walk of Harrow on the Hills Metropolitan Line and a 10 minute walk to Harrow & Wealdstone station which will take you into Euston within 9 minutes. Benefits from a lease of 111 years, private patio (the only property in the block that has this private space) leads onto the communal garden and an allocated parking space.



Offers in Excess of  
**£375,000**

Nibthwaite Road, Harrow  
HA1 1TA





**in brief...**

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Private Patio
- Allocated Parking
- Situated Only a Short Walk from Harrow Town Centre



**the location...**

**nearest stations ...**

Harrow & Wealdstone (0.3 miles)  
 Harrow-on-the-Hill (0.6 miles)  
 Kenton (0.9 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 has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema.

Schools in the area include Vaughan Primary School, St Anselm's (RC) Primary School, Whitmore High School and Nower Hill High School. Nearby independent schools include Orley Farm School, Alpha Prep, Quanton Hall and The John Lyon School.

