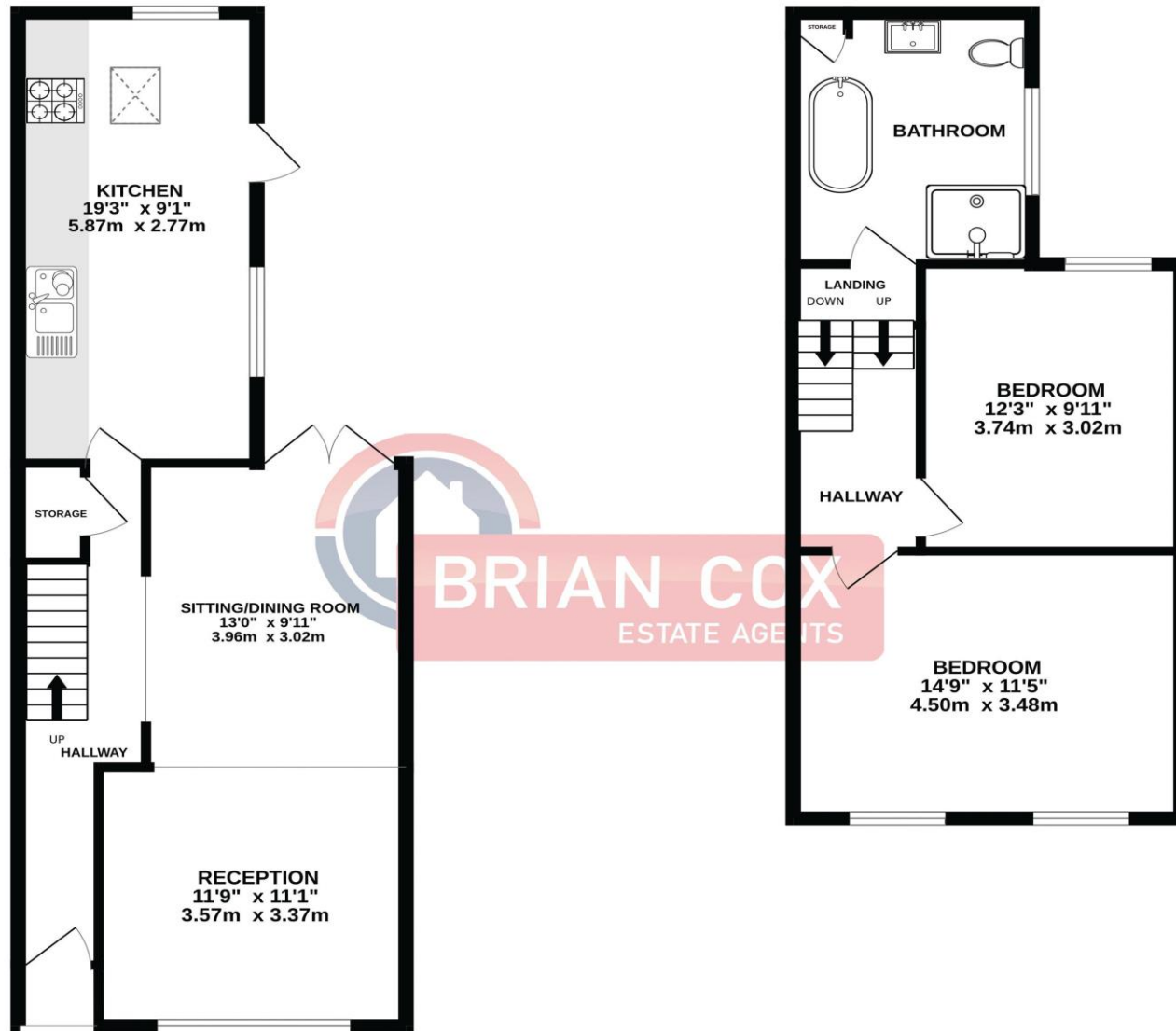


# the floorplan...

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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 Harrow: 0208 912 0006**  
email: [daniel.jed@brian-cox.co.uk](mailto:daniel.jed@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox and Company are delighted to bring to the market this two double bedroom family home. Located on a quiet residential road, moments away from local amenities and transport, this home is ideal for first time buyers or buy-to-let investors. This property has been beautifully renovated and maintained by the existing owners. The property briefly consists of an entrance hall, a bright through lounge, a 19ft modern fitted kitchen, a four-piece family bathroom and two double bedrooms. Further benefits include, a good-sized rear garden, potential to extend (STTP), gas central heating, double glazing and access to the property from the rear. Viewings are highly recommended to truly appreciate all that this family home has to offer, so call now to arrange yours!!

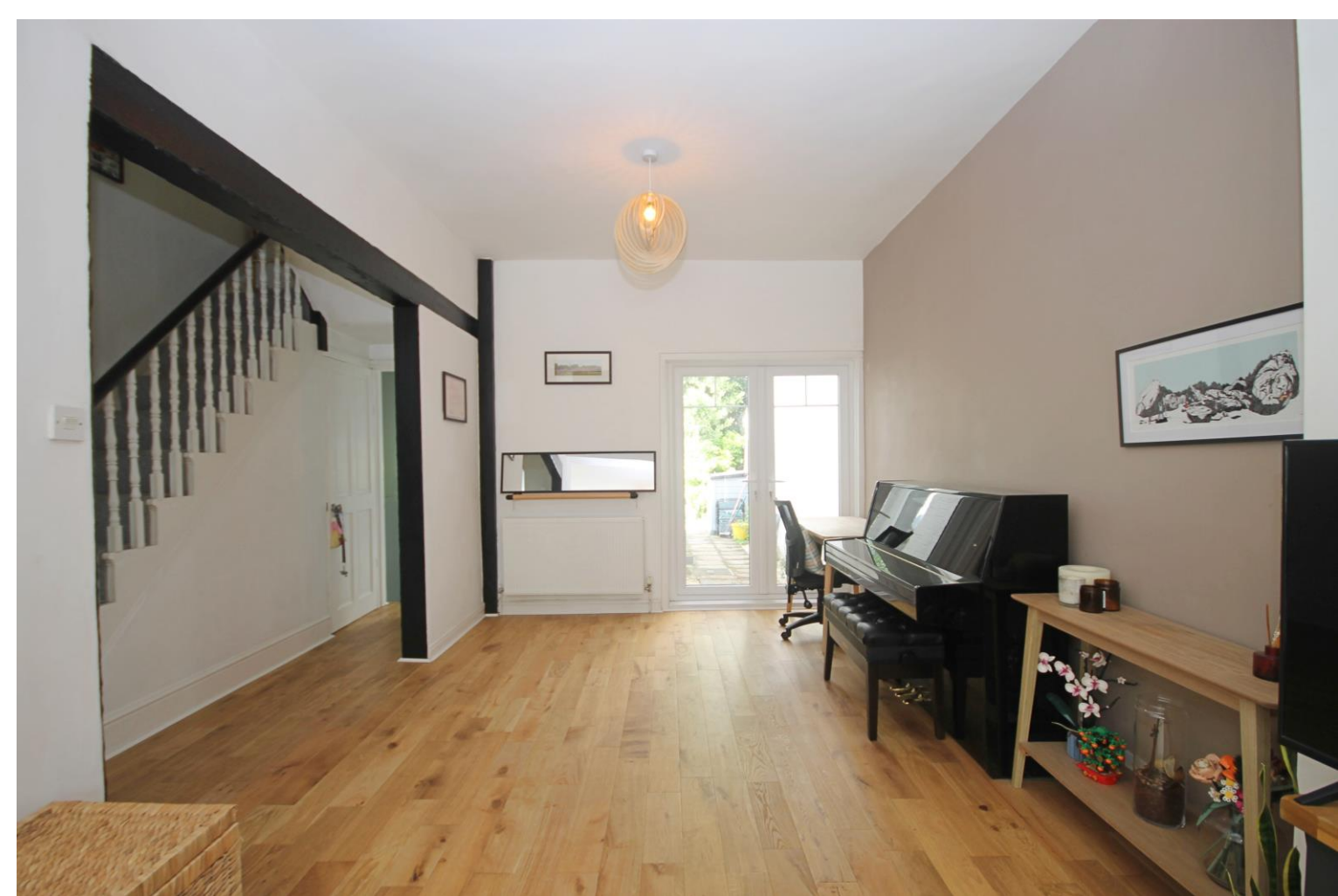


£550,000  
Freehold

St. Kildas Road, Harrow HA1 1QA

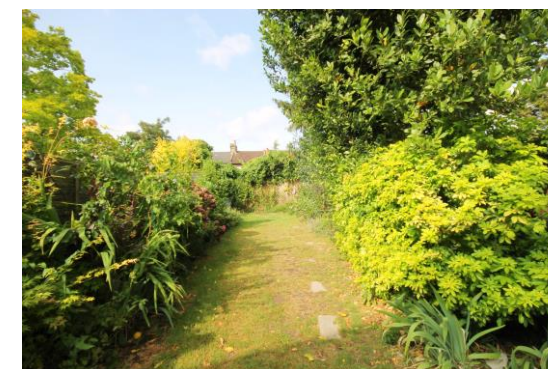
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 Double Bedrooms
- Freehold Terrace House
- Beautifully Presented Throughout
- Private Rear Garden
- Great Location to Many Local Amenities
- Potential to Extend Subject to STPP



## the location...

### nearest stations ...

Harrow-on-the-Hill (0.3 miles)  
West Harrow (0.8 miles)  
Harrow & Wealdstone (1.0 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. You have a large Tesco's & Morrison's which are both within a short drive to the property.

You also have Harrow recreation ground which has a children's area play area, numerous walking tracks to enjoy and several different sporting activities to enjoy throughout the year.

There are many local schools in the area some of these include Norbury School, St Anselm's Catholic Primary School, Vaughan Primary School and Marlborough Primary School.