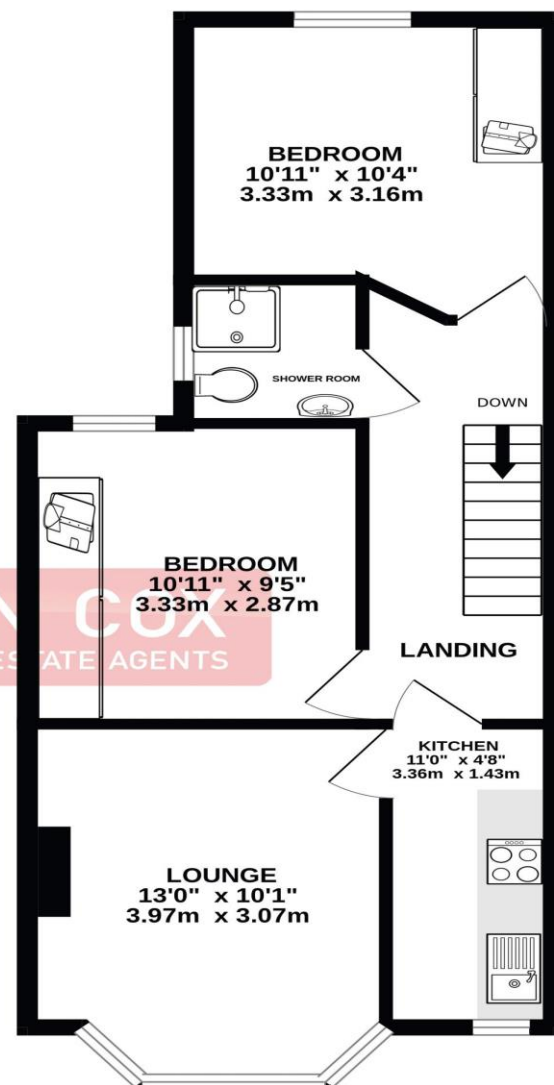
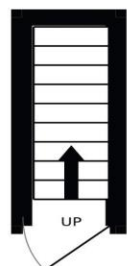


# the floorplan...

GROUND FLOOR  
20 sq.ft. (1.9 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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...

call: **Brian Cox Harrow: 020 8912 0006**  
email: **info@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



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.



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### in brief...

- Two Bedroom
- First Floor Flat
- Double Glazing / Gas Central Heating
- Long Lease
- Well Maintained
- Popular Location



### the location...

#### nearest stations ...

Harrow & Wealdstone (0.5 miles)  
Headstone Lane (1.1 miles)  
Kenton (1.3 miles)

Harrow Weald is an area in North West London, England. It includes a suburban development and forms part of the London Borough of Harrow.

There are several local amenities within easy reach including Harrow Leisure Centre, Byron Recreation Ground and Weald Village Open Space. As well as this, supermarkets are in abundance including Asda, Waitrose, Tesco and Lidl to name a few.

There are a number of local schools situated close by which includes The Sacred Heart Language College, Belmont School, Salvatorian Roman Catholic School, Whitefriars School and St. Joseph's Catholic Primary School.

