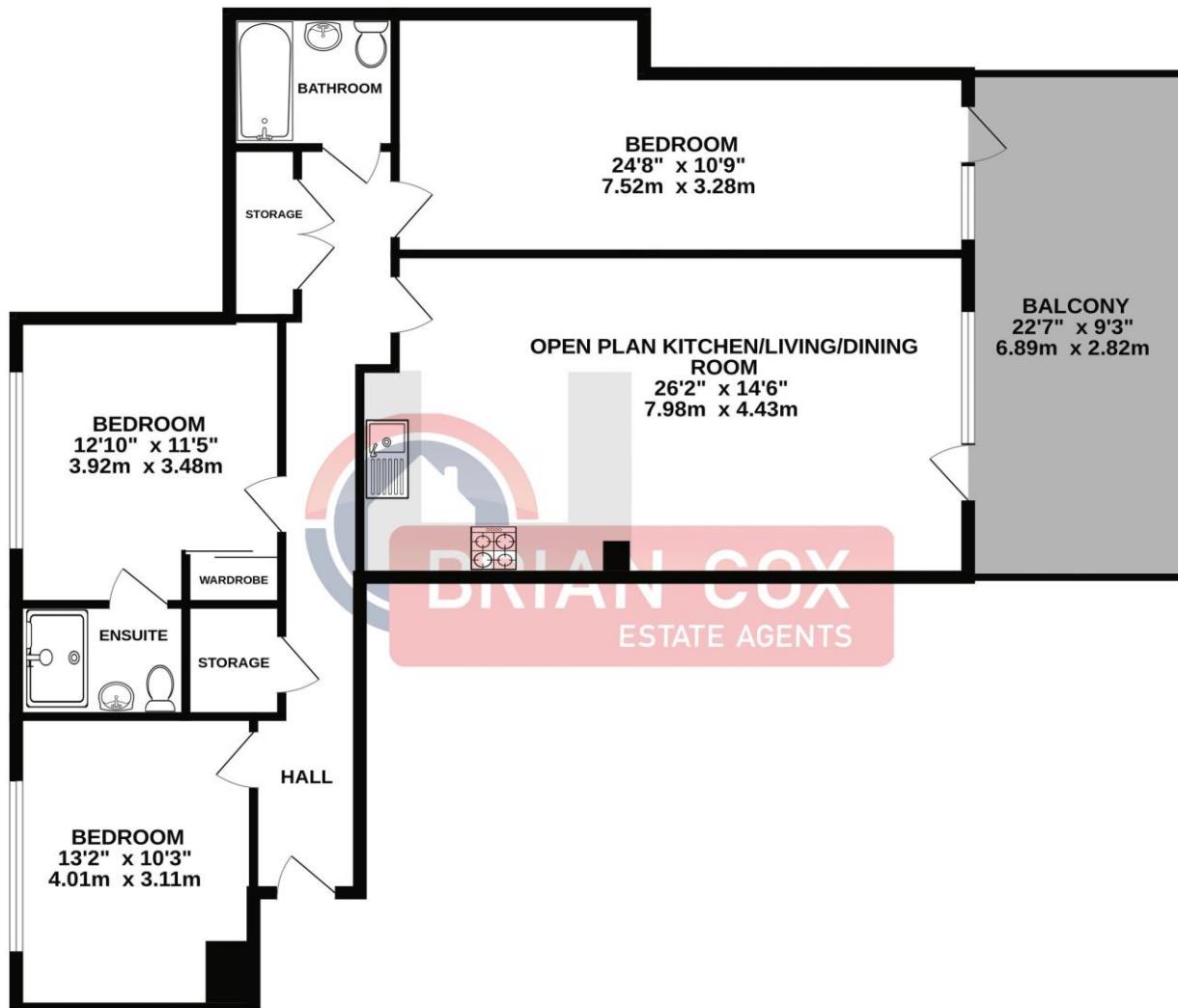


the floorplan...



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

FIRST FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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web: [www.brian-cox.co.uk](http://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.



Brian Cox and Company are delighted to bring to the market this spacious three-bedroom first floor apartment situated in a popular and convenient Harrow location, ideally positioned close to local shops, amenities, schools and excellent transport links. The property offers generous and well-balanced accommodation, comprising a bright living area ideal for both relaxing and entertaining, a fitted kitchen, three good-sized bedrooms and two bathrooms, making it well suited to families or buyers seeking additional space. Further benefits include residents' parking, double glazing, gas central heating and a sought-after residential setting with strong local demand. An excellent opportunity for owner-occupiers or investors alike—early viewing are recommended so call now to arrange yours!!!



Offers in Excess of  
£600,000

Peterborough Road, Harrow HA1 2AX



## in brief...

- Three Bedrooms
- First Floor Apartment
- Two Bathrooms
- Underground Parking
- Balcony
- Close to Town Centre Amenities



## the location...

### nearest stations ...

Harrow-on-the-Hill (0.3 miles)  
Northwick Park (0.6 miles)  
Kenton (0.7 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.

Positioned within a short walk you have the beautiful Grove Open space which is on the slopes of Harrow on the Hill. The high street which is less than a ten minute walk away leads to historic buildings, restaurants & wine bars. Harrow on The Hill Metropolitan/Chiltern Line train station is within 0.2 miles distant with its fast links to the city and excellent range of shopping facilities can be found at St Georges & St Anne's shopping centres.

The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselms RC school and the renowned Harrow School.