



Merivale Road, Harrow, HA1 4BH

Asking Price £320,000





# Merivale Road, Harrow, HA1 4BH

This beautifully refurbished first-floor maisonette on Merivale Road, Harrow, spans two floors and offers approximately 69 sq m (748 sq ft) of bright and modern living space. The first floor features a spacious reception room, a contemporary fitted kitchen, a double bedroom, and a stylish bathroom, while the second floor boasts a versatile loft room with Velux windows and ample eaves storage. Recent upgrades include new carpets, updated electrics, an energy-efficient boiler along with full fibre broadband installation, burglar alarm and CCTV. Situated within walking distance of local shops, cafes, and restaurants, with excellent access to nearby shopping centres, this property combines comfort, style, and convenience, making it ideal for professionals or first-time buyers.

- Maisonette
- First Floor & Second Floor Duplex
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Tiled Bathroom
- 146 Year Lease Remaining
- Gas Central Heating/Double Glazing
- Burglar Alarm and CCTV
- Recently Refurbished





**INTERNALLY**

This is a recently refurbished first and second-floor duplex. Upon entering via a private ground-floor entrance, stairs lead to the first floor, where you'll find a bright and airy reception room. Adjacent to the reception room is the fitted kitchen comprising of matching wall and base units, an extractor fan and a stainless steel double sink. The first floor also features a generously sized double bedroom and a modern bathroom. Ascending to the second floor, you'll discover the loft room benefiting from eaves storage and two velux windows allowing in plenty of natural light. The property benefits from new carpets and underlay throughout. Upgraded electrics with new sockets, lights, and switches installed. New boiler with a Magnaclean system and thermostat for energy efficiency. Full fibre broadband was installed. The property benefits from a burglar Alarm and CCTV. This maisonette offers spacious and versatile living in a fantastic location, making it a must-see property for those looking for a comfortable and stylish home.

**LOCATION**

The area boasts a variety of local shops, cafés, and restaurants within walking distance, catering to daily needs and offering diverse dining options. For a more extensive shopping experience, nearby shopping centres including St. Ann's Shopping Centre, St George's Shopping Centre and retail parks provide a wide range of stores and services.

**ADDITIONAL INFORMATION**

The furniture can be included by separate negotiation.

Council Tax Band C - £2,130.00  
146 Year Lease Remaning  
(All above advised by vendor)

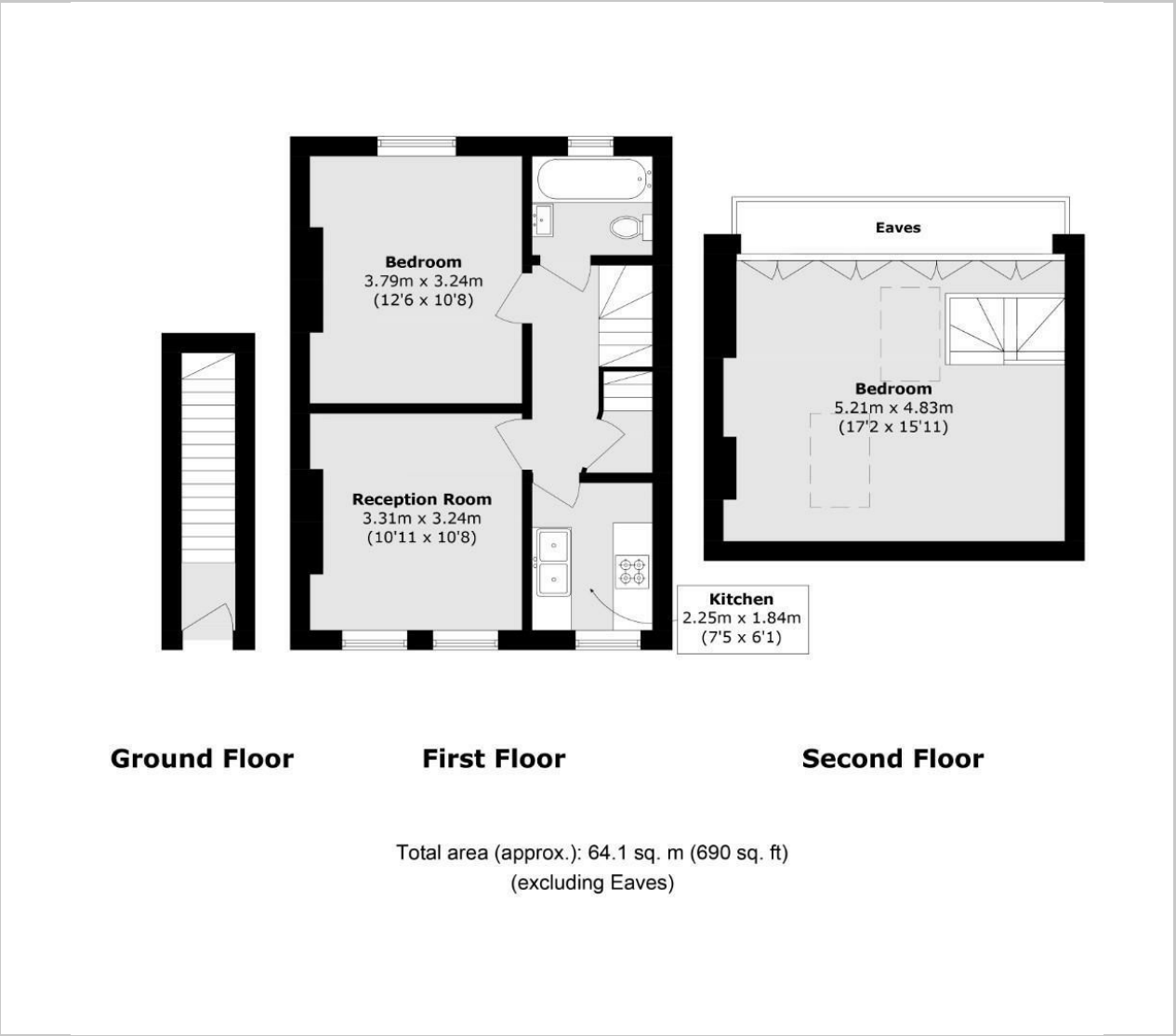
**Council Tax Band: C**

Leasehold





Floor Plan



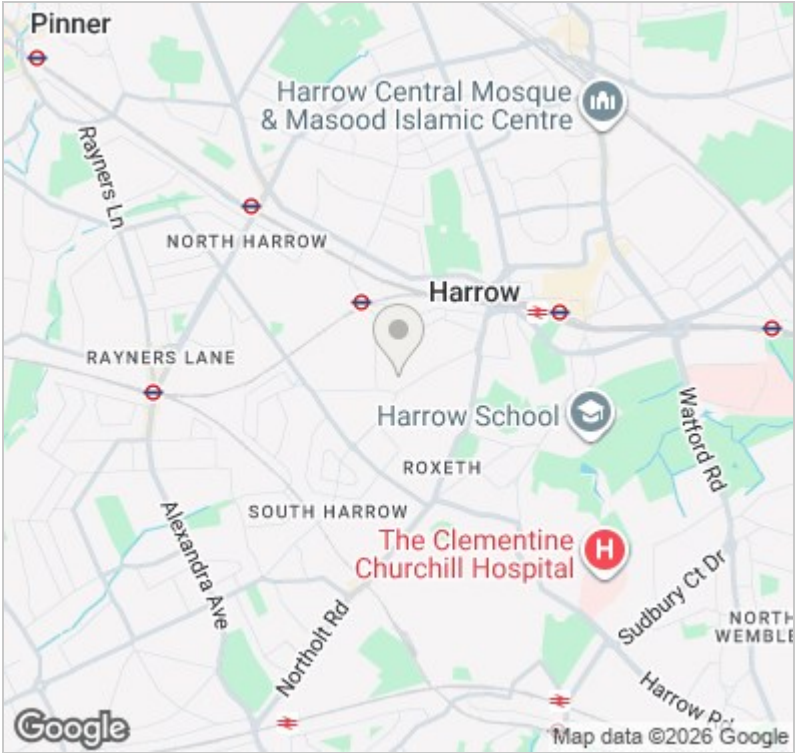
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

