

# ***BUTLER ROAD, WEST HARROW***



***Two Bedroom First Floor Flat***

***Guide Price £365,000***

Robertson Phillips are delighted to present this larger than average two double bedroom first floor flat with share of freehold onto the market. Situated in the heart of West Harrow Village, the property covers over 850 square feet internally, and due to the height of the ceilings, has a great feel of space throughout. Comprising of; entrance hallway, two double bedrooms, a three piece family bathroom, A fitted kitchen and spacious lounge/diner. Further benefits include; Double glazing, combi boiler, potential to convert the loft (stpp), and no upper chain.

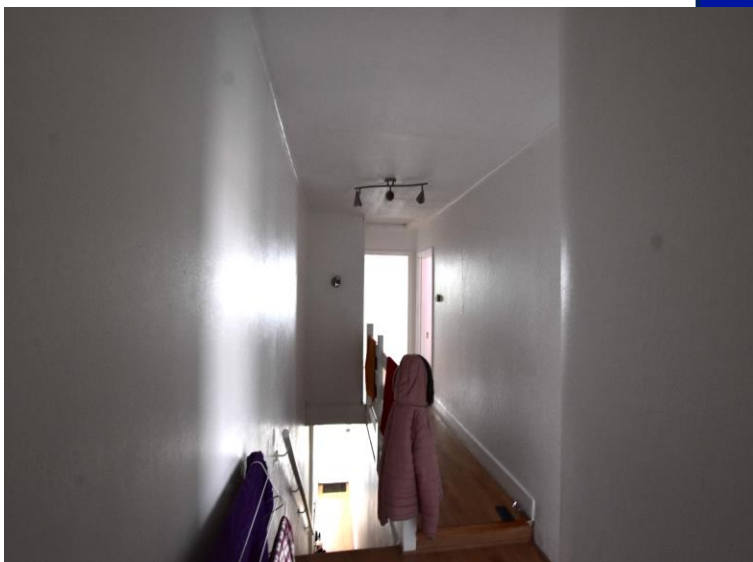
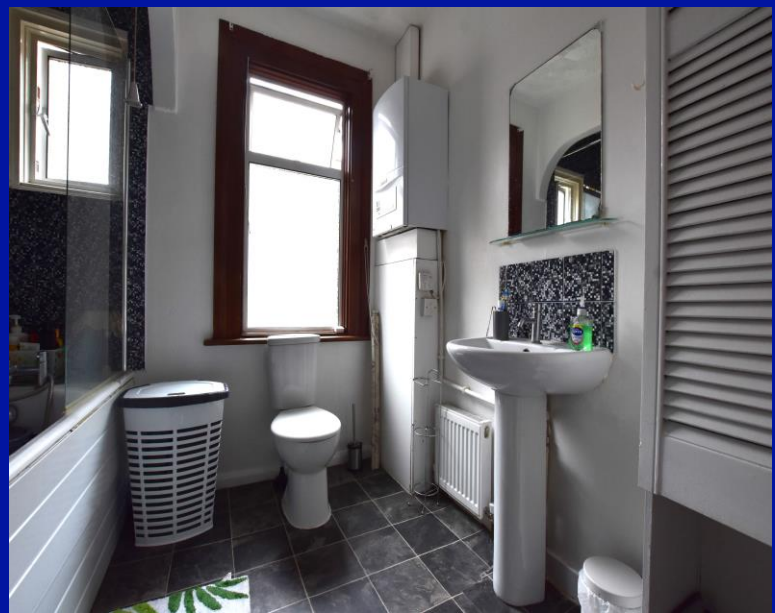


***Location:*** Situated just a short walk from West Harrow Station and Harrow On The Hill Station. Which provides access to the Metropolitan Line, West Harrow Park, local amenities and 0.4 miles from Harrow Town Centre.



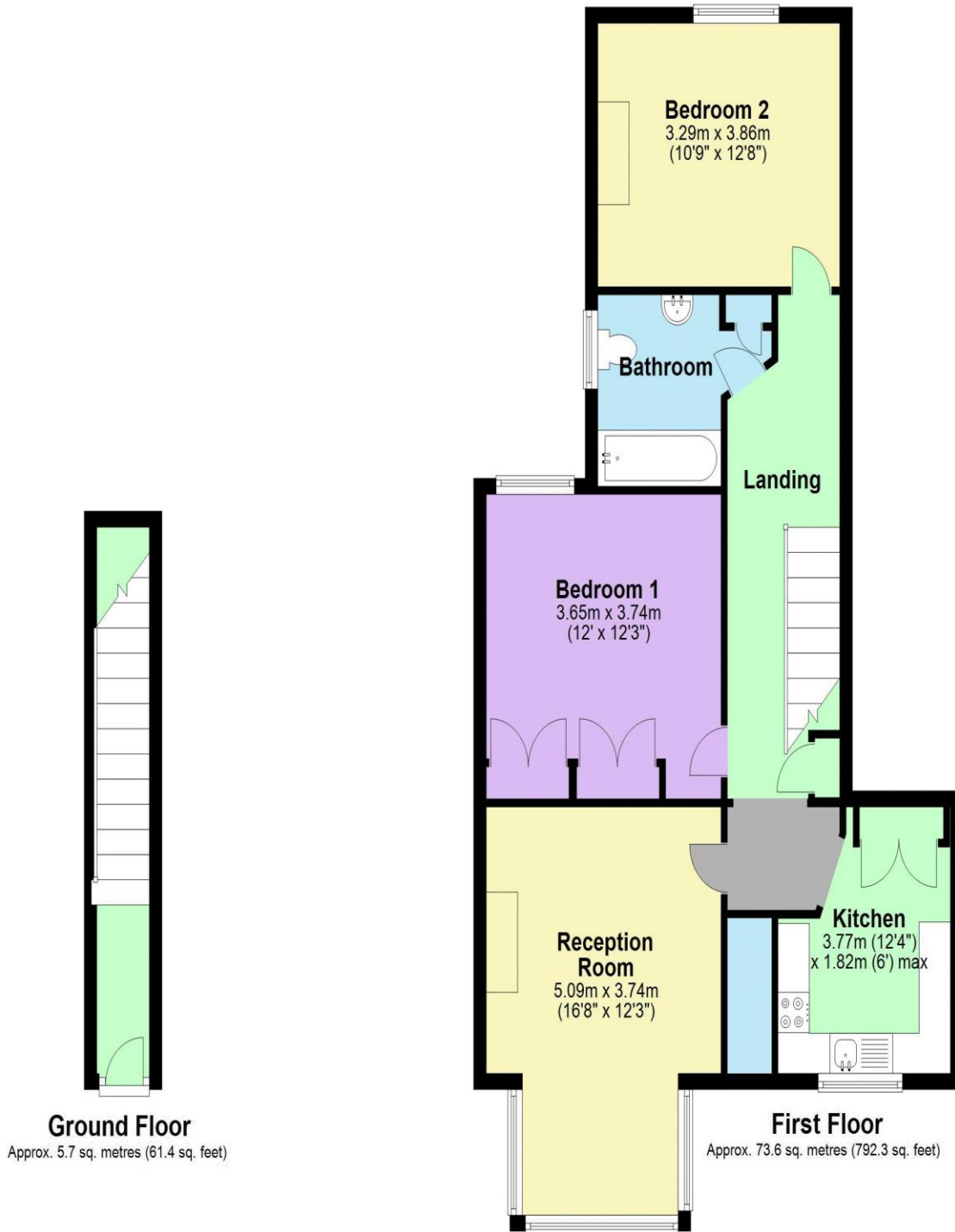


- *Two Double Bedroom First Floor Flat*
- *Spacious Reception/Dining Room*
- *Potential To Convert The Loft (STPP)*
- *Chain Free*
- *Share Of Freehold*
- *Combi Boiler*
- *Double Glazed*
- *Walking Distance To West Harrow Station*



**Additional Information**

TENURE SHARE OF FREEHOLD  
LOCAL AUTHORITY: LONDON BROUGH OF HARROW  
ENERGY EFFICIENCY RATING: TBC



Total area: approx. 79.3 sq. metres (853.8 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**