

***MERIVALE ROAD, WEST HARROW***



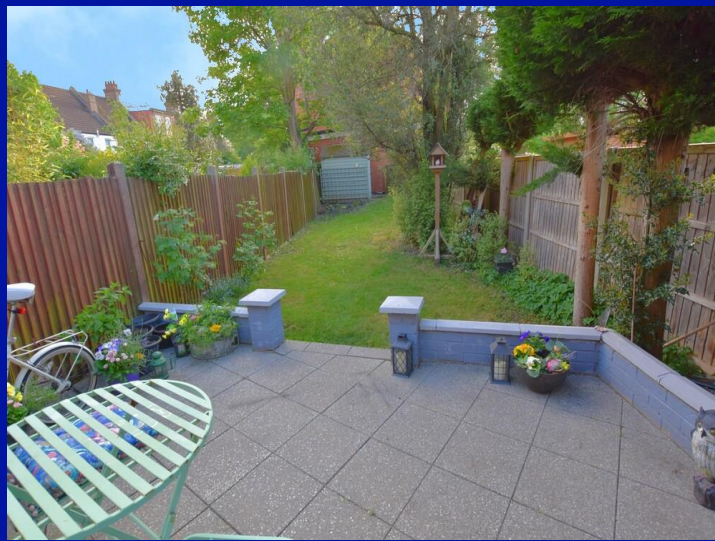
***Three Bedroom Mid Terraced House***

***Guide Price £565,000***



## *Description*

Robertson Phillips are pleased to offer onto the market this three bedroom mid-terraced property situated in one of West Harrows most popular roads within close proximity to local shops, Metropolitan Line Station, Vaughan & St Anselm's School. The property benefits from gas central heating, double glazed windows and a conservatory addition to the rear creating a bright and spacious kitchen/diner with garden aspect. Being offered with no chain and located in such a popular location we anticipate a great deal of interest.







- *Three bedroom period terraced house*
- *Offered for sale in good order throughout*
- *Gas central heating and double glazed windows*
- *Conservatory addition to the rear*
- *Close to shopping and transport facilities incl West Harrow station*
- *No Upper Chain*

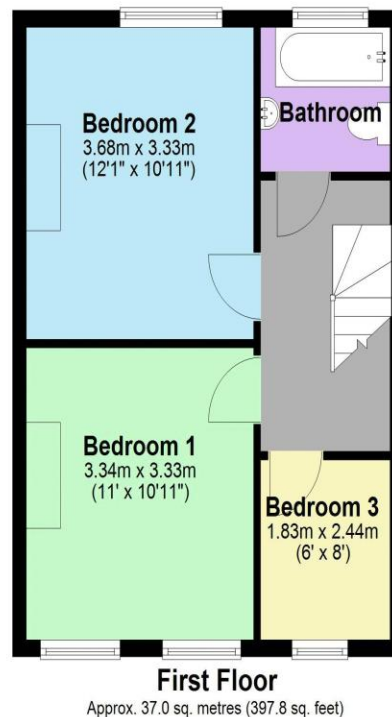
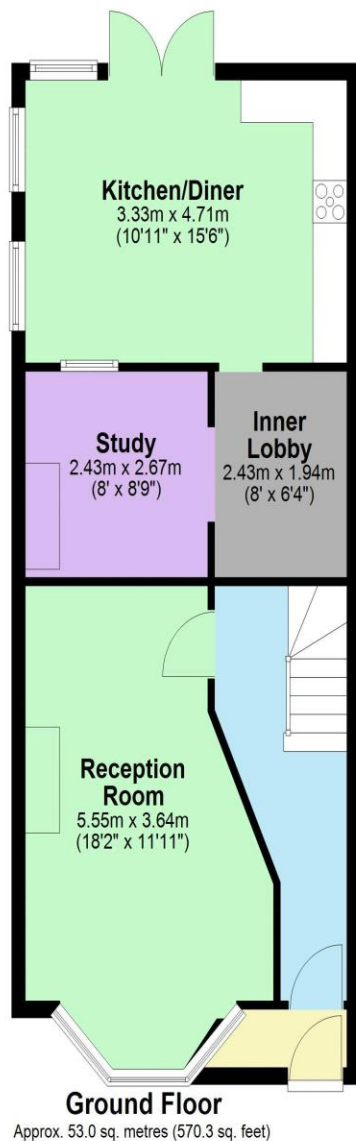


#### Additional Information

TENURE: FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: C



Total area: approx. 89.9 sq. metres (968.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.**