



**Elm Drive, North Harrow**

**£625,000 Freehold**

**Located in a most sought after residential location is this three-bedroom family home that is in need of renovation and has the potential to be extended, subject to the usual consents. Offered for sale with no upper chain, this property is conveniently positioned for access to North Harrow's Metropolitan Line train station and it is also within walking distance of Nower Hill High School.**

**EPC Rating: D  
Council Tax Band: E**

**• Three Bedroom Semi Detached Family Home • Two Reception Rooms • Gardens To Front And Rear • Garage With Private Driveway • No Upper Chain • Requires Updating • Close To Met Line Trains**





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### **FURTHER DETAILS**

The accommodation comprises of an entrance hall, two reception rooms and a kitchen on the ground floor. Upstairs, on the first floor, are three bedrooms a bathroom and a W.C. To the outside there are gardens to the front and rear, and a garage with a private driveway.

### **LOCATION**

Elm Drive runs between Imperial Drive and The Ridgeway. This popular residential location is within half of a mile of the Metropolitan Line train stations at both North Harrow and West Harrow, with the Piccadilly Line from Rayners Lane not much further away. Also within walking distance are a selection of outstanding schools, such as Nower Hill and Vaughan High Schools and Grange and Vaughan Primary Schools.

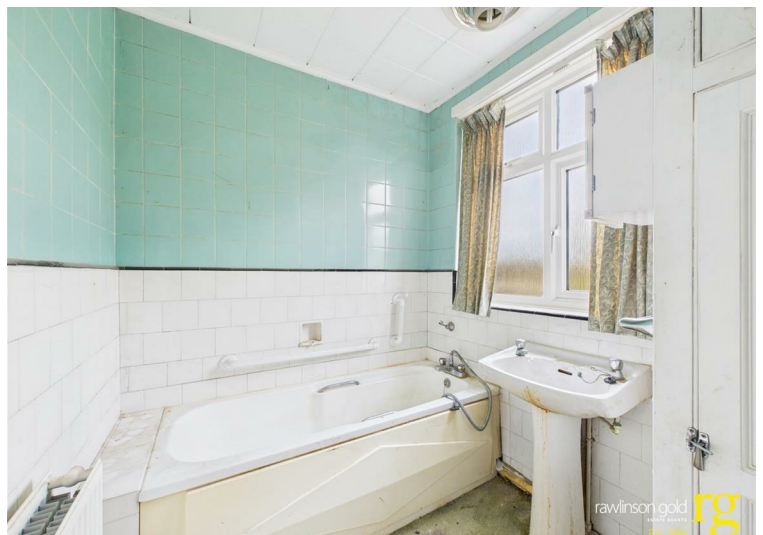
### **CONTACT RAWLINSON GOLD**

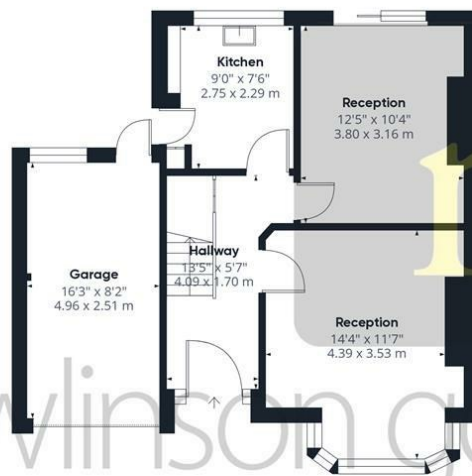
If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1018.91 ft<sup>2</sup>  
94.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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