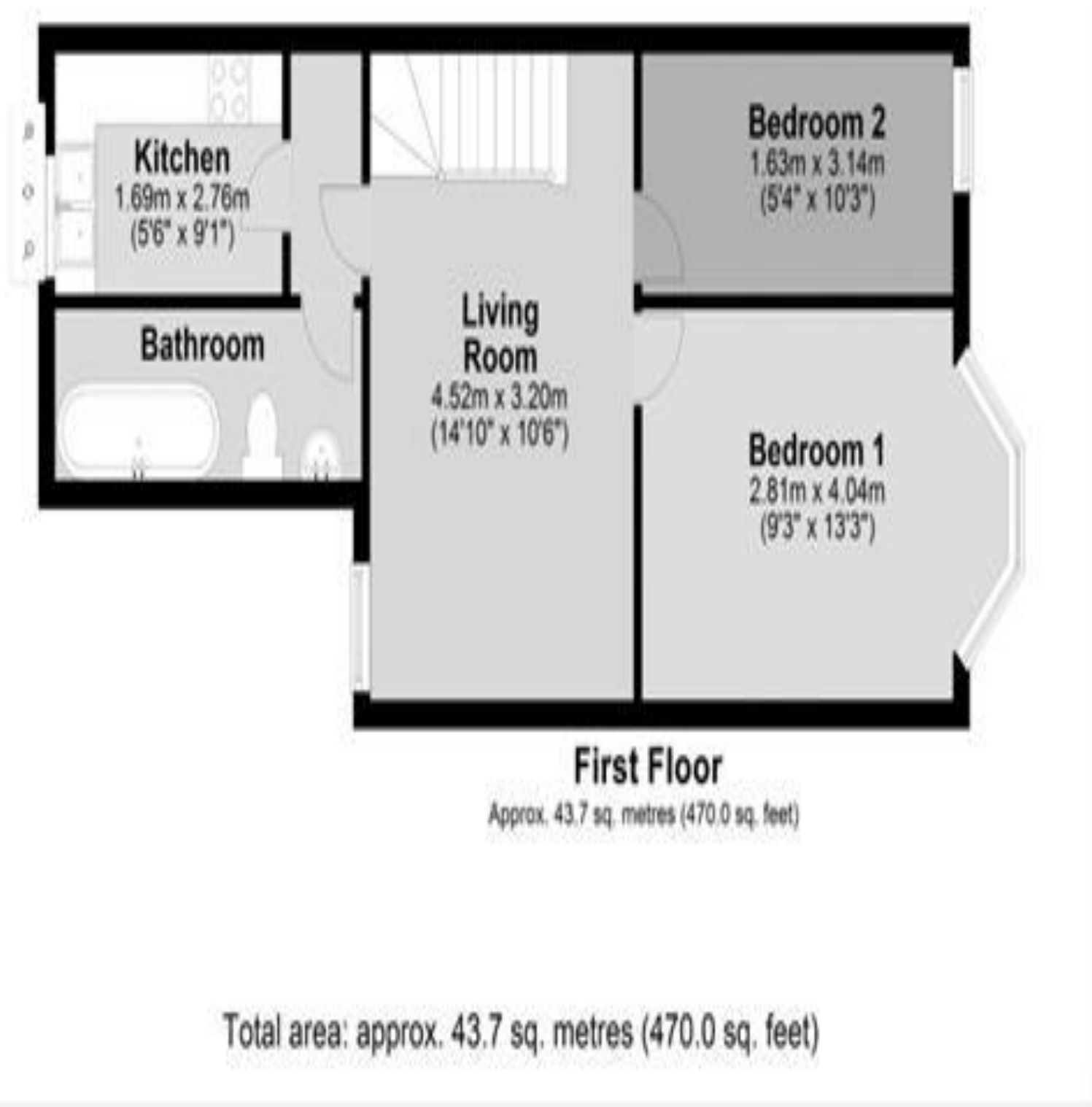


# The Floorplan...



## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640

**Email:** [nhadmin@brian-cox.co.uk](mailto:nhadmin@brian-cox.co.uk)

**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.



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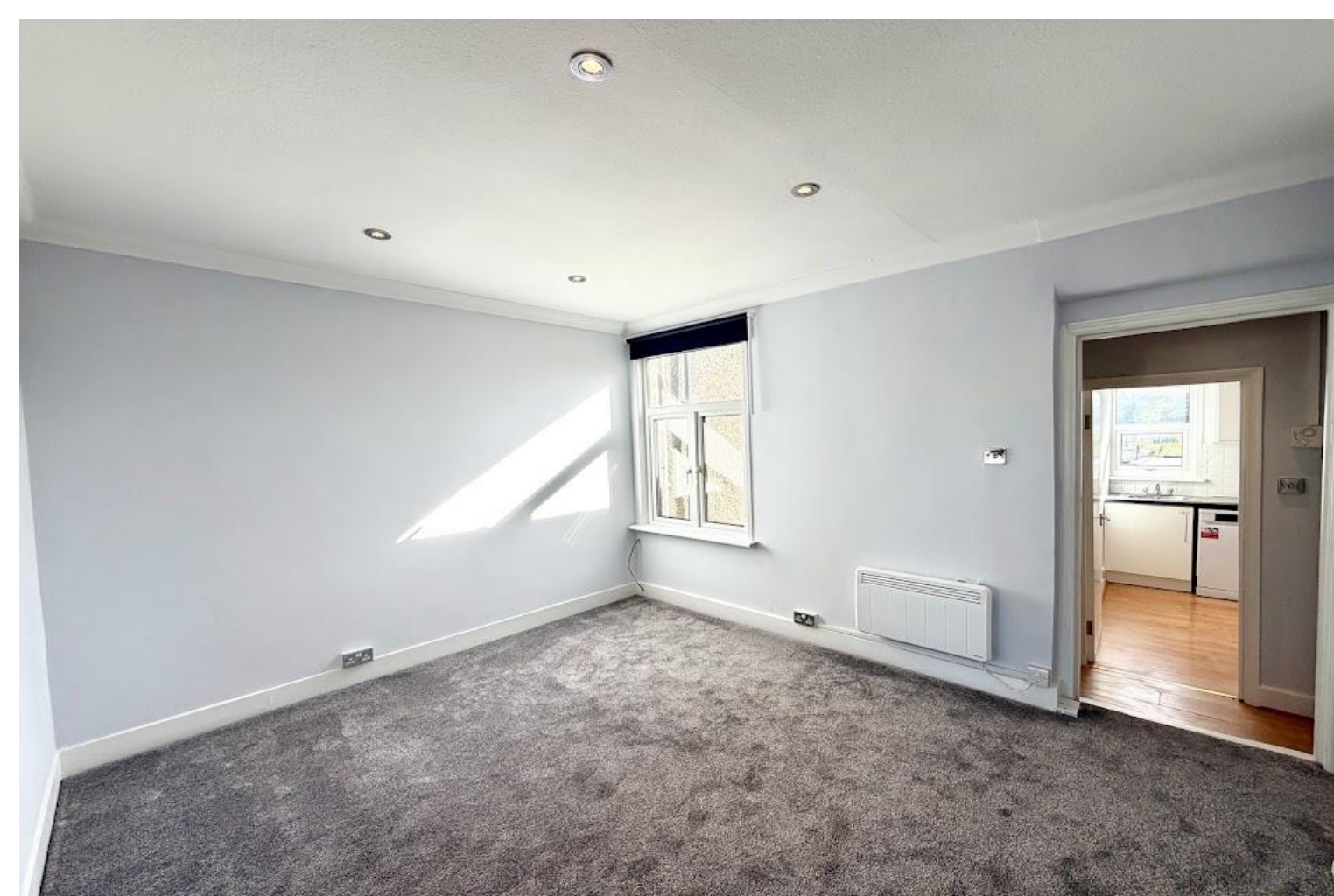


Brian Cox Estate Agents are delighted to offer this charming two-bedroom first-floor maisonette, which is full of character and period features. The spacious property offers a generous reception room flooded with natural light, leading through to a fully integrated kitchen and spacious family bathroom. The property boasts a generous principal bedroom with large bay windows, complemented by a second bedroom ideal as a single bedroom, guest room or home office. Situated within the peaceful residential area of West Harrow, the property is conveniently located close to a range of local amenities, including local shops, highly regarded schools and excellent transport links. An attractive and well-proportioned home in a popular residential location. Internal viewings are highly recommended and early viewing is advised to avoid disappointment.



Monthly Rental Of £1,495  
Leasehold

Merivale Road, Harrow HA1 4BH



## In Brief...

- Available Now
- First Floor Maisonette
- Unfurnished
- Close to Met Line
- Vaughan Primary school catchment
- Council Tax Band: C
- EPC Rating: D



## The Location...

### Nearest Stations ...

West Harrow (0.3 miles) Harrow-on-the-Hill (0.8 miles) North Harrow (1.0 miles) West Harrow is located on the western side of the London Borough of Harrow, and roughly halfway between the north and south boundaries of the borough. To the South East of West Harrow is Harrow on the Hill, to its North East is Greenhill, to its West is Rayners Lane, to its North is North Harrow, and to its South are Roxeth and South Harrow. The construction of the Uxbridge extension to the Metropolitan Line in 1904, and specifically the new West Harrow Tube Station, triggered a steady growth of homes in the area, spreading out from the location of the new station. There are many local schools in the area some of these include Vaughan Primary School, St Anselm's (RC) Primary School, Whitmore High School and Nower Hill High School. Nearby independent schools include Orley Farm School, Alpha Prep, Quainton Hall and The John Lyon School.