


**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

40 Station Road, North Harrow,  
Middlesex, HA2 7SE  
Tel: 0208 863 1122

Email: [harrow@robertsonphillips.co.uk](mailto:harrow@robertsonphillips.co.uk)

Harrow Lettings: 0208 092 4045  
Hatch End/Pinner Sales: 0208 428 7161

  
**ROBERTSON  
PHILLIPS**  
Est. 1991

## *IVY CLOSE, HARROW*



*Two Bedroom Ground Floor Maisonette*

*GUIDE PRICE £350,000*



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)



## *Description*

An ideal first-time or investment purchase, this spacious two-bedroom ground floor maisonette boasts its own private entrance, a private garden, and a rare two-car driveway. Sold with no upper chain and approximately 950 years remaining on the lease, the property is perfectly located near local amenities and swift transport links into Central London. Inside, the home offers a large living room, a separate kitchen, a well-planned bathroom, and two flexible bedrooms, while the ground floor position provides easy, step-free access for everyday living.



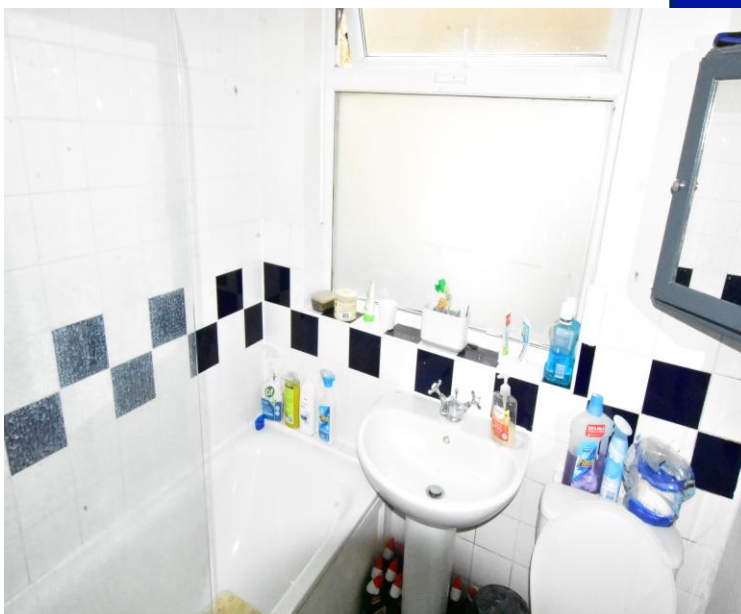
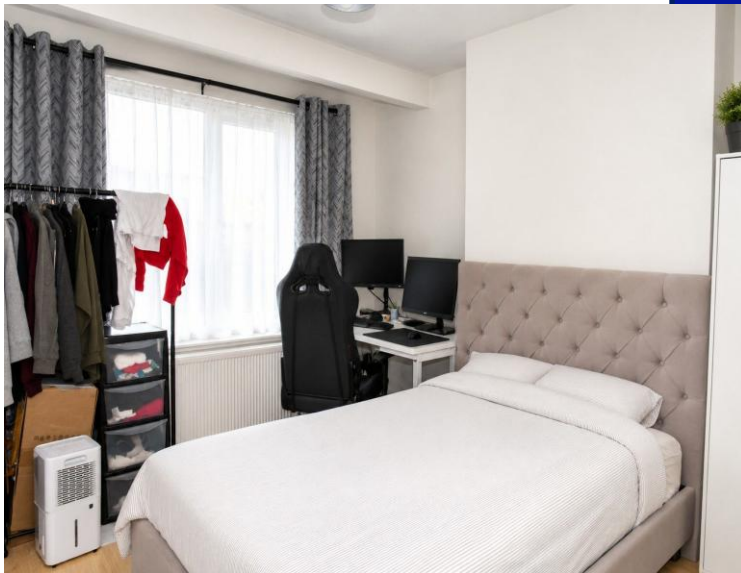
## *Location:*

Ivy Close is situated off Eastcote Lane





- *Two bedroom ground floor maisonette*
- *Offered for sale in good order throughout*
- *No Upper Chain, very long lease*
- *Own front door and own rear garden*
- *Gas central heating and double glazed windows*



Additional Information

TENURE. LEASEHOLD 950 YEARS PLUS  
LOCAL AUTHORITY. HARROW  
ENERGY EFFICIENCY RATING. D



Total area: approx. 44.0 sq. metres (473.3 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.**