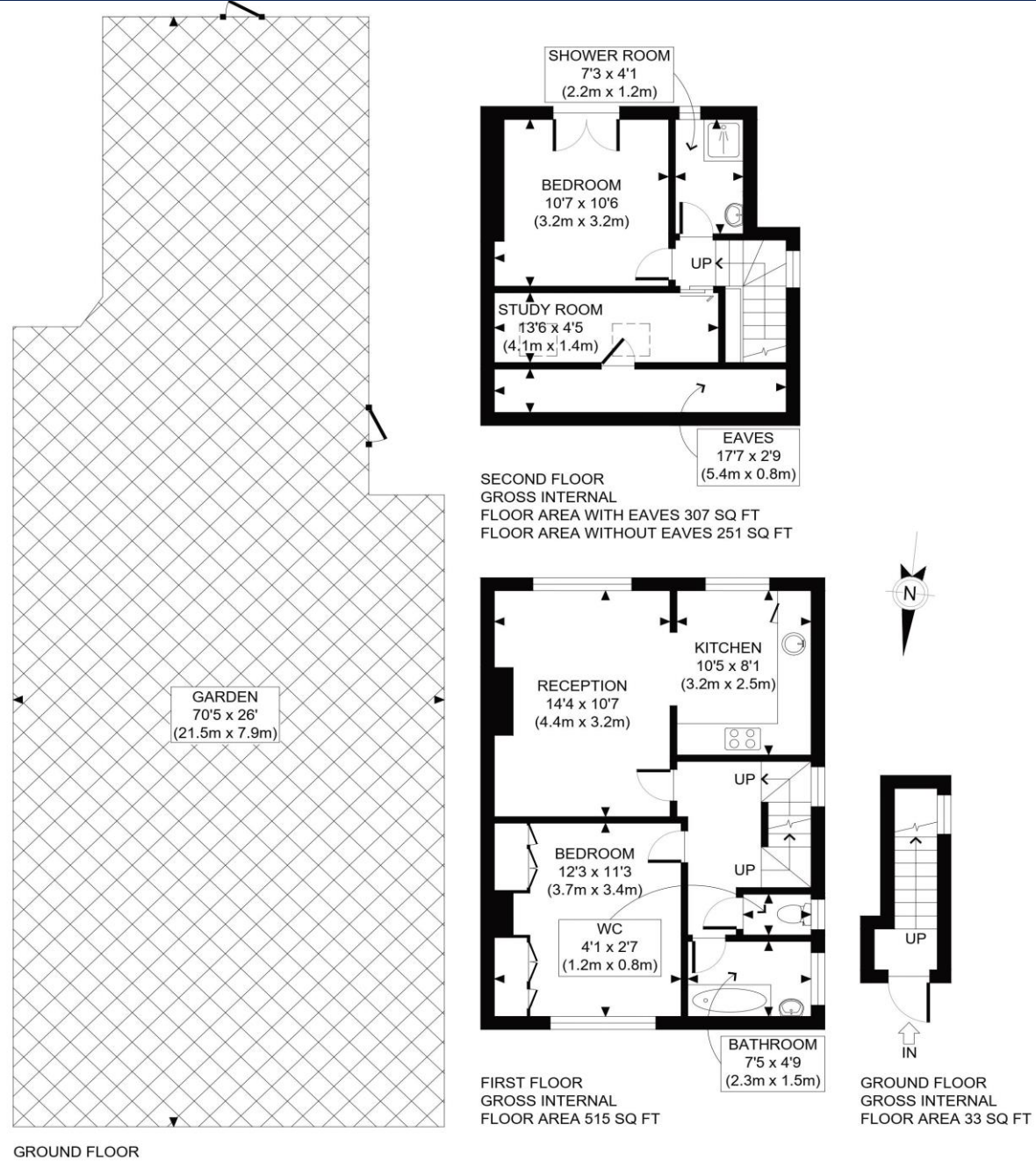


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 855 SQ FT/ 79 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 799 SQ FT/ 74 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS  
ONE STOP SHOP FOR PROPERTY MARKETING

## 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.



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are delighted to offer this EXTENDED TWO BEDROOM first floor maisonette to the market! The property has been extended into the loft, creating an additional bedroom, study room and shower room, making it ideal for growing families or those working from home. This bright and airy flat is filled with natural light throughout and is situated close to shopping facilities, sought-after schools and the Metropolitan Line station. The property has been fully renovated throughout, creating a future-proof home ready for a buyer to move straight into. Further benefits include gas central heating with a Worcester boiler still under warranty, new radiators throughout, spacious and well-presented accommodation, and a stunning south-facing rear garden measuring approximately 70ft, perfect for outdoor entertaining and relaxing. The property also benefits from a long lease of approximately 116 years, with the option to purchase a share of the freehold. This property would make an ideal first-time purchase or investment opportunity. The property also has the huge benefit of no service charge.



Offers in Excess of  
**£365,000**

Headstone Gardens, Harrow HA2 6PJ



## In Brief...

- Two Bedroom and study Duplex Maisonette
- Private South Facing Garden
- Two Bathrooms
- Off Street Parking For One Car
- No Monthly Service Charge
- EPC Rating C & Council Tax Band C
- Peppercorn annual ground rent (£10)



## The Location...

### Nearest Stations ...

- Harrow & Wealdstone (0.6 mi)
- North Harrow (0.7 mi)
- Headstone Lane (0.8 mi)

North Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants & take-aways. There are several outstanding OFSTED report schools all within walking distance away.