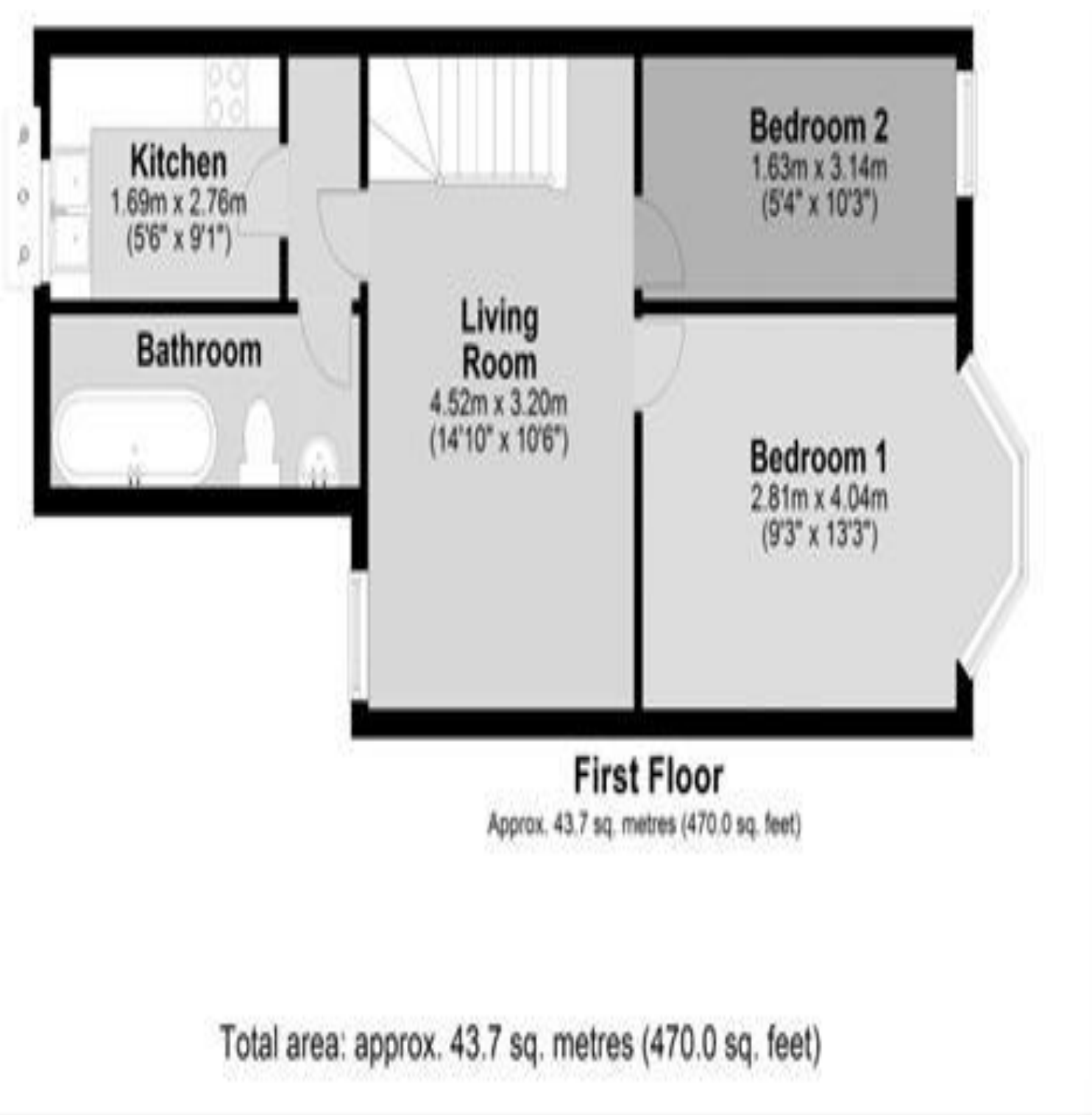


## The Floorplan...



## More Details from...

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

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**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  
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Brian Cox Estate Agents are delighted to offer this two bedroom first floor maisonette which is full of character and period features. This spacious property comprises of a generous reception area which is flooded with natural light. This then leads onto the fully integrated kitchen and spacious family bathroom. The property boasts a generous master bedroom with large bay windows and is accompanied by a second bedroom (single bedroom). Location within the peaceful residential area of West Harrow. The property is close to many local amenities which include local shopping, local schools, transport facilities and is ideal for first time buyers or BTL investors. Internal viewings are highly recommended, call early to avoid disappointment.



Offers in Excess of  
£250,000

Merivale Road, Harrow HA1 4BH



## In Brief...

- Two Bedrooms
- First Floor Maisonette
- Chain Free
- No Service Charge or Ground Rent
- Close to Met Line
- Vaughan Primary school catchment
- Ideal For First Time Buyers And BTL Investors
- Council Tax Band C and 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.

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