



**Surrey Road, Harrow – HA1 4NH**

**In Excess of £350,000 | Leasehold**



**LAWRENCE RAND**



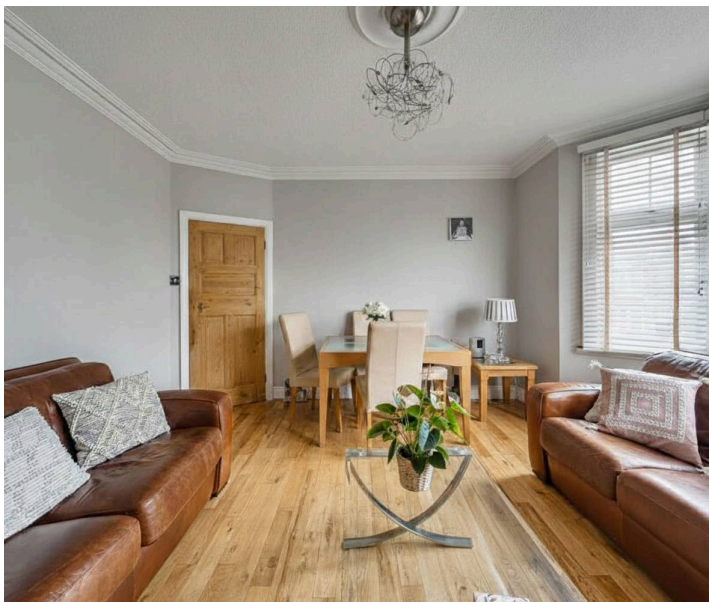
## Key Features & Description

- Private Rear Garden
- Potential to Extend (STPP)
- Walking Distance to 3 Underground Stations
- Modern well equipped separate kitchen with gas hob
- Catchment Area of Outstanding Schools

Lawrence Rand are delighted to present this elegant first-floor maisonette, positioned on one of Harrow's most desirable residential roads. The accommodation comprises two well-proportioned bedrooms, a sleek contemporary bathroom, and bright living space finished to a high standard throughout. The property boasts a private rear garden, providing a rare and valuable outdoor retreat ideal for both relaxation and entertaining.

The property further benefits from scope to extend (subject to planning permission). Perfectly positioned within a prime location, the home is within easy walking distance of North Harrow Station, the High Street's array of boutique shops, cafés, and amenities, and benefits from excellent transport connections into Central London. The property is also within close proximity to outstanding and well-regarded schools, including Vaughan Primary School and Harrow High School.

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### **Nearest Stations:**

North Harrow – 0.3 mi – Metropolitan Line

West Harrow – 0.35 mi – Metropolitan Line

Harrow-on-the-Hill – 0.9 mi – Metropolitan Line

### **Additional Information:**

Council Tax band: D

Tenure: Lease 840 Years remaining

Ground rent: £15 pa

Energy Performance Rating: D

### **Suppliers:**

Electricity supply: Mains

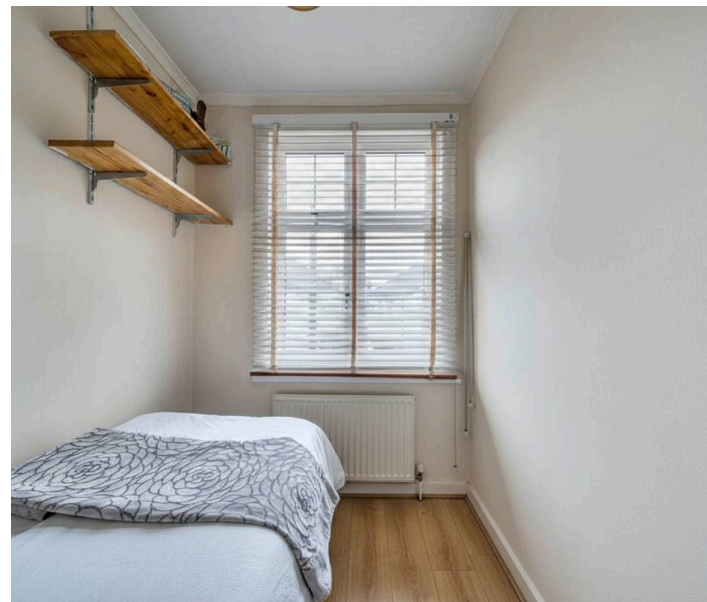
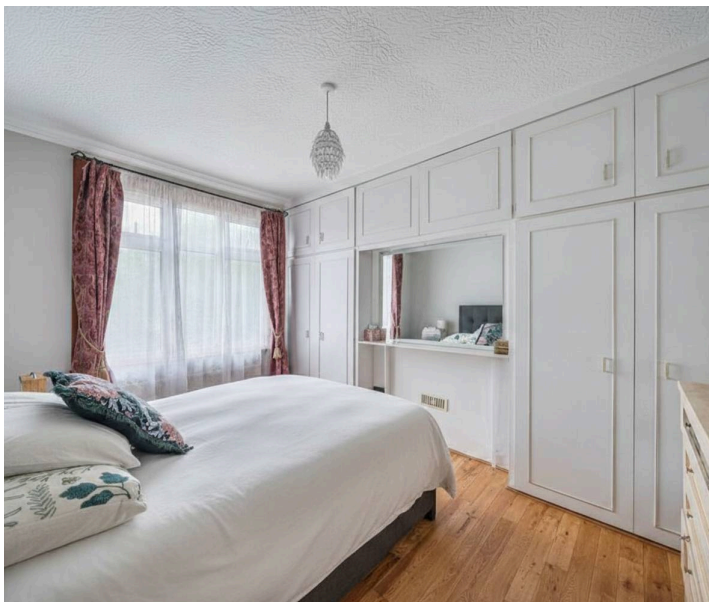
Water supply: Mains water

Sewerage: Mains

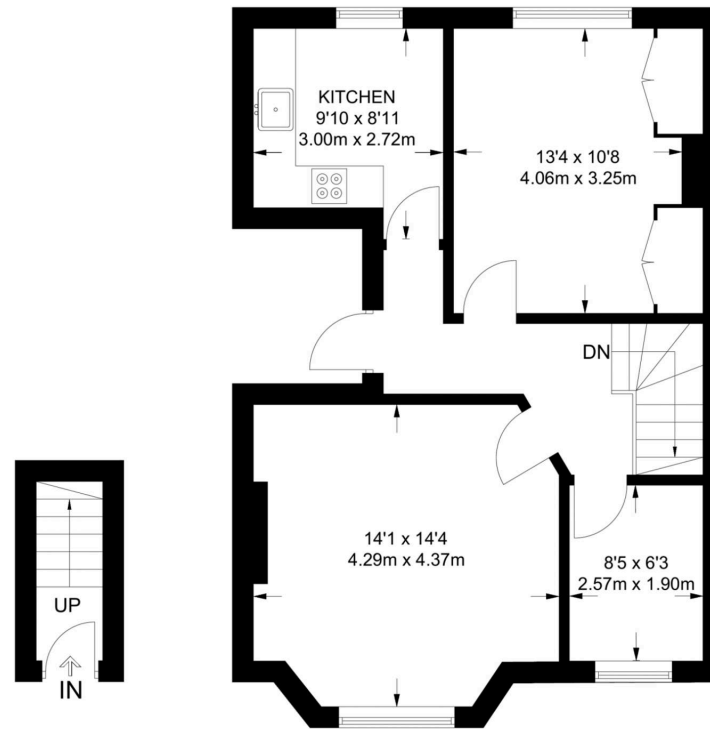
Heating: Gas Central

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent



APPROXIMATE FLOOR AREA = 611 SQ FT / 56.8 SQ M



**GROUND FLOOR**  
27 SQ FT / 2.5 SQ M

**FIRST FLOOR**  
584 SQ FT / 54.3 SQ M

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



## Lawrence Rand

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