

# Long Elmes

Harrow • • HA3 5JY

Offers In Excess Of: £485,000



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A blank canvass three-bedroom end of terraced home being offered with no onward chain and potential to extend STPP, ideally located close to multiple transport links including Harrow & Wealdstone Station (Bakerloo line, Overground, and fast trains to Euston in as little as 13 minutes) and Harrow Weald Bus Garage.

The property is also within easy reach of well-regarded schools, supermarkets such as Waitrose, and a variety of local bars, cafés, and restaurants.

THREE BEDROOM

END OF TERRACED

NO CHAIN

BLANK CANVASS

POTENTIAL TO EXTEND STPP

LARGE GARDEN

TWO RECEPTION ROOMS

SOUGHT AFTER LOCATION

CLOSE TO SCHOOLS

730 SQ.FT

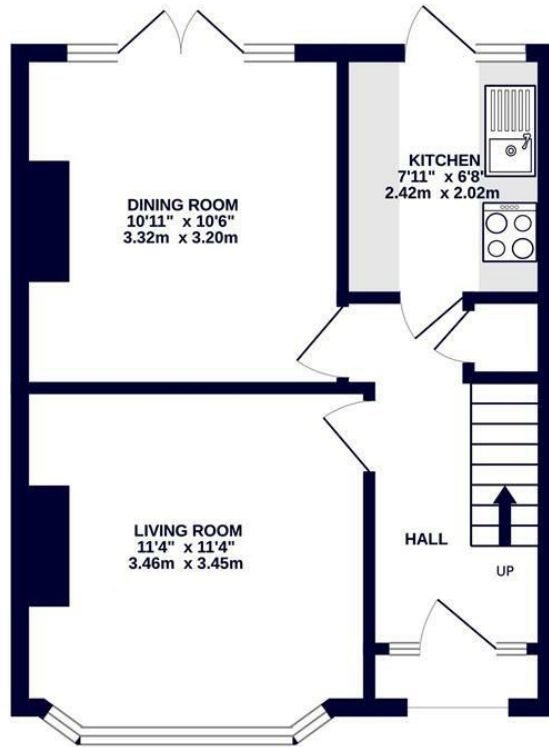
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



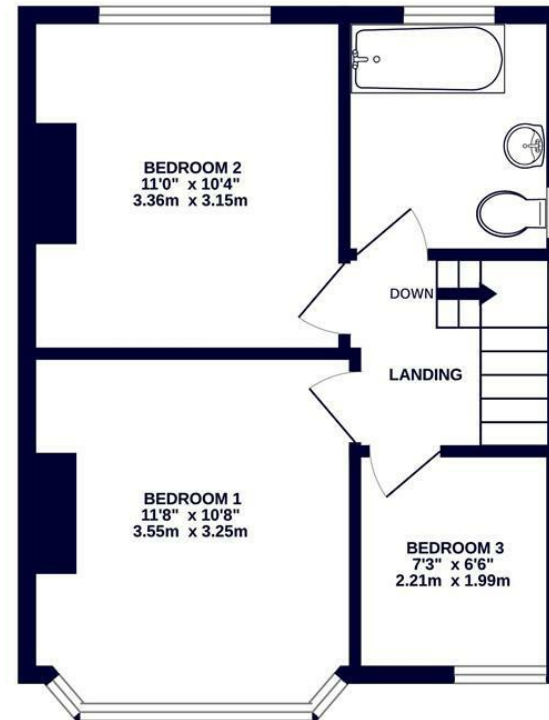




GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



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TOTAL FLOOR AREA : 730 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A++ (92-100)                                |         |           |
| A+ (89-91)                                  |         |           |
| A (86-88)                                   |         |           |
| B (83-85)                                   |         |           |
| C (81-82)                                   |         |           |
| D (78-80)                                   |         |           |
| E (75-77)                                   |         |           |
| F (73-74)                                   |         |           |
| G (71-72)                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EPC Directive 2002/91/EC    |         |           |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.