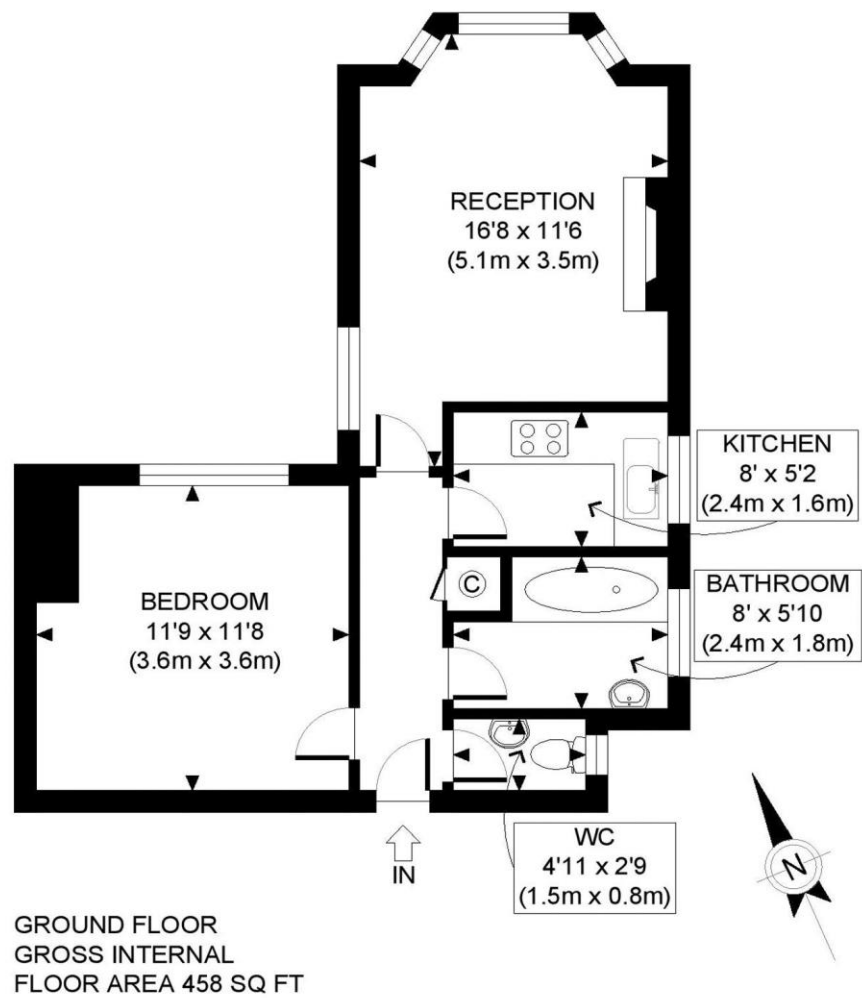


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 458 SQ FT/ 43 SQM

**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

## 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)



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



Brian Cox is pleased to offer this delightful one bedroom, first floor flat to the market. The property features a Entrance hallway, bright and spacious reception room, a fully fitted kitchen, double bedroom and bathroom. Situated within half a mile of Harrow-on-the-Hill, the home enjoys easy access to a wide variety of shopping and leisure amenities, including St George's and St Ann's shopping centres, a cinema, and excellent transport links via the Metropolitan and National Rail Line. This property is an ideal choice for first-time buyers or investors. Early viewing is strongly advised. The property is being sold with a share of the freehold.



£255,000  
Share of Freehold

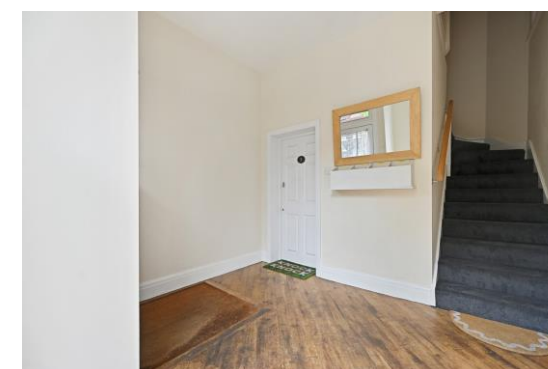
Butler Avenue, West Harrow HA1 4ER

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.



## In Brief...

- One Bedroom
- First Floor Flat
- Character House Conversion
- Close to Met Line
- No Upper Chain
- Share of Freehold



## The Location...

### Nearest Stations ...

West Harrow Station – 0.2 miles  
Harrow-on-the-Hill Station – 0.6 miles  
North Harrow Station – 0.7 miles

Located in North West London, Harrow is a well-connected suburban town within the London Borough of Harrow, situated approximately 10.5 miles (16.9 km) from Charing Cross. The area boasts excellent retail and leisure facilities, including two major shopping centres St Ann's and St George's, which offer a wide selection of department stores, restaurants, cafés, and a cinema. Large Tesco and Morrisons supermarkets are also conveniently located just a short drive from the property. Harrow is known for its strong educational offering, with a variety of well-regarded schools nearby. These include Vaughan Primary School, Grange Primary School, St Anselm's Catholic Primary School, Norbury School, as well as Whitmore High School, the prestigious Harrow School, and The John Lyon School.

