

# Rusland Park Road

Harrow • • HA1 1UR  
Offers In Excess Of: £700,000



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NO CHAIN. Well-presented four-bedroom semi-detached home, situated in a residential area of Harrow. The property provides flexible accommodation suitable for families, professionals, or home working arrangements.

Semi Detached House

Four Bedrooms

Two Bathrooms

Fitted Kitchen

Two Reception Rooms

Flexible floorplan

Rear Garden

Close proximity to local schools

Off Street Parking

Approx 1300 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.





### Interior Features

The ground floor comprises an entrance hallway, a flexible room that may be used as a bedroom, study, or additional reception space, a bathroom, and a utility/storage area. The front reception room overlooks the front aspect of the property, while the rear reception/dining area provides access to the garden. The fitted kitchen also has direct access to the rear garden. On the first floor, the landing leads to two double bedrooms (one with a bay window), a further single bedroom, and a family bathroom. The loft is boarded and currently used for storage. Any potential for conversion would be subject to necessary planning and building consents, permissions and approvals.

### Exterior

To the front, the property includes a driveway providing off-street parking. To the rear is a south-facing garden with patio and lawn areas.

### Location - Transport and Amenities

The property is located within reach of Harrow-on-the-Hill and Harrow & Wealdstone stations, providing access to Metropolitan, Bakerloo, Overground, and National Rail services. Local bus routes are also available nearby.

Local amenities include retail facilities, cafés, restaurants, schools, leisure facilities, and Northwick Park Hospital.

(All details are provided in good faith for guidance only and should not be relied upon as statements of fact and do not form part of any offer or contract. Interested parties should verify all information via survey, legal checks, and independent inquiries.)





### Schools:

Marlborough Primary School - approx. 0.1 miles  
 Alpha Preparatory School - approx. 0.2 miles  
 Norbury School - approx. 0.3 miles



### Train:

Harrow & Wealdstone - approx. 0.3 miles  
 Harrow-on-the-Hill - approx. 0.6 miles  
 West Harrow - approx. 0.9 miles



### Car:

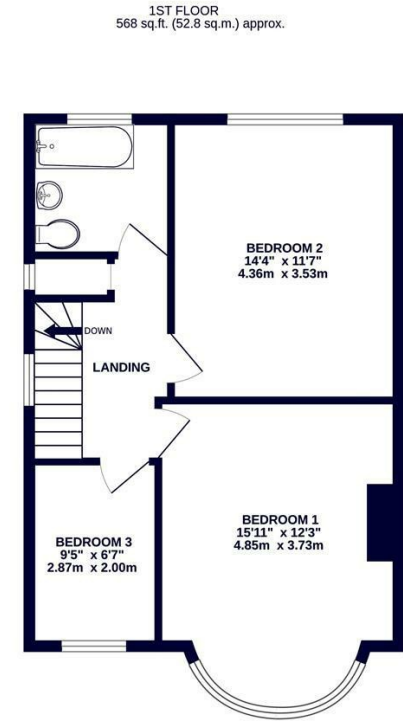
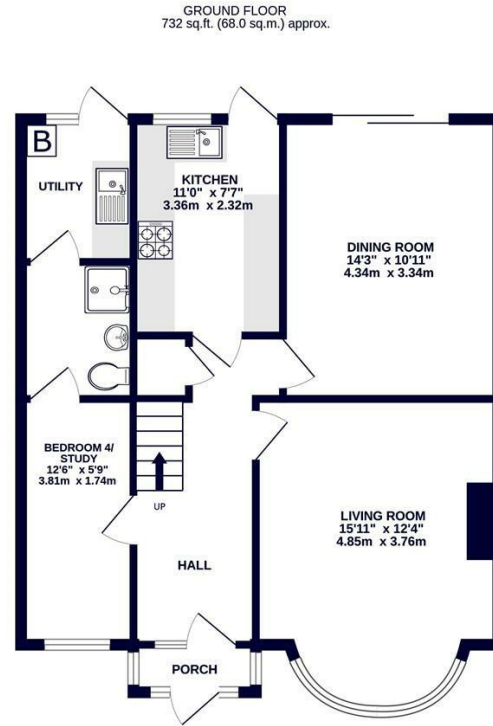
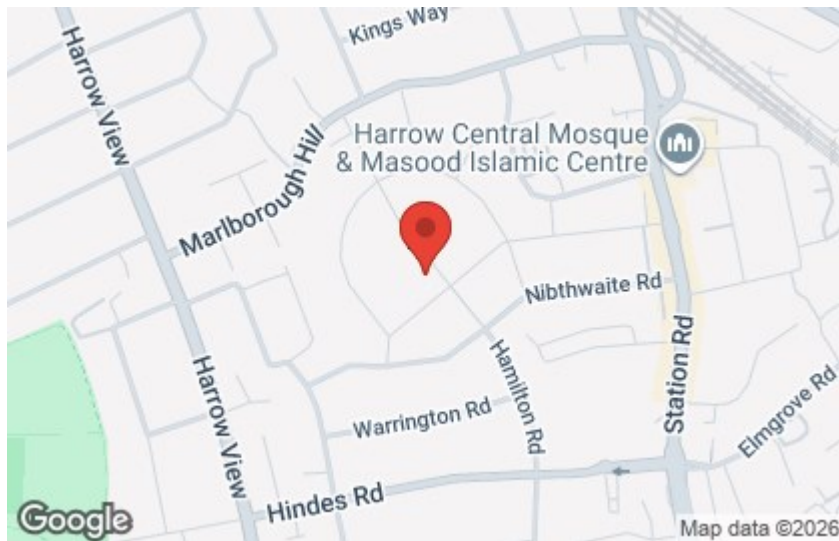
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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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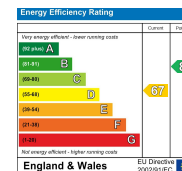
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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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.