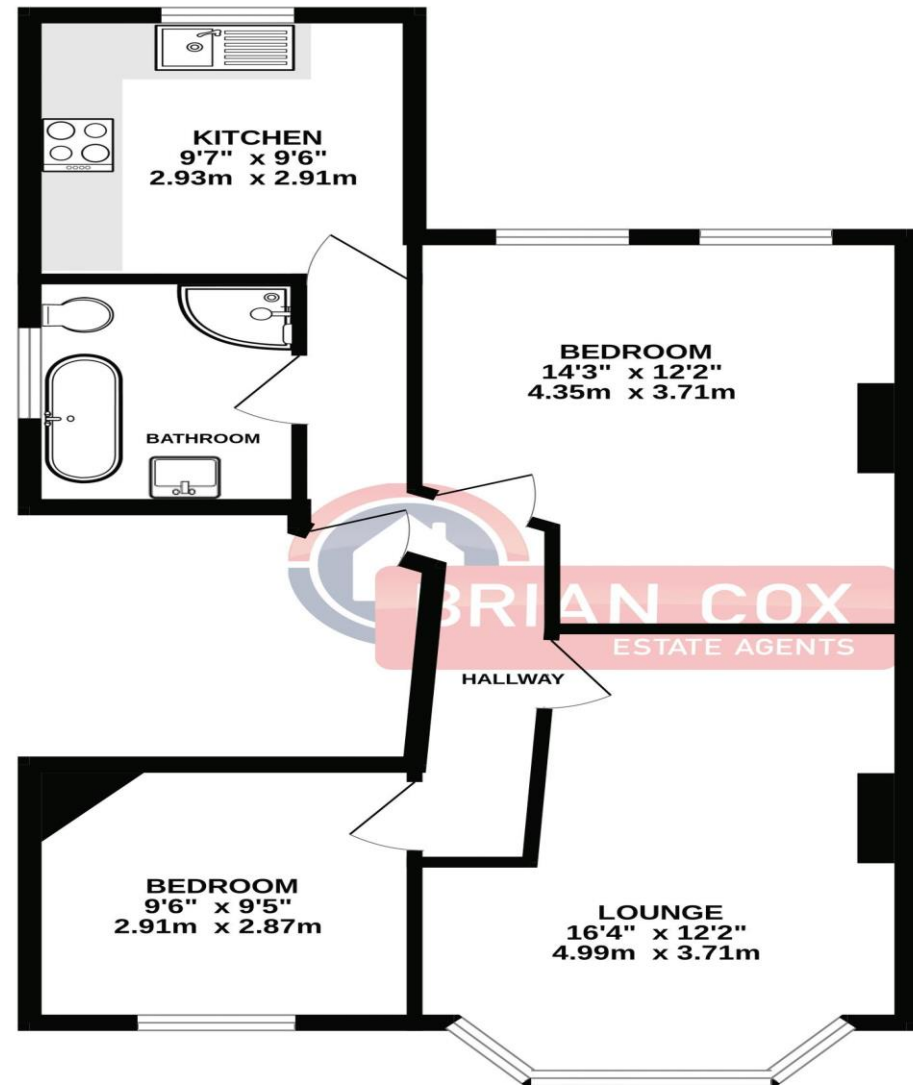


the floorplan...

FIRST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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more details from...

call: **Brian Cox Harrow: 020 8912 0006**
email: info@brian-cox.co.uk
web: 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.



020 8912 0006
brian-cox.co.uk



A well presented and spacious two bedroom first floor flat situated on the sought-after Hides Road in Harrow. This attractive property offers a perfect blend of comfort and convenience.

The accommodation comprises a bright and airy reception room, a modern fitted kitchen, two bedrooms and a contemporary bathroom suite including a freestanding bath and enclosed shower unit. The property benefits from double glazing throughout and gas central heating, ensuring a warm and energy-efficient living environment all year round.

Further enhancing its appeal, the flat boasts a private rear garden perfect for relaxing or entertaining along with off street parking, complete with an electric car charger.

Offered with a long lease, this home provides both security and peace of mind. Conveniently located within easy reach of local amenities, reputable schools, and excellent transport links, this is a fantastic opportunity to acquire a quality home in a desirable Harrow location.



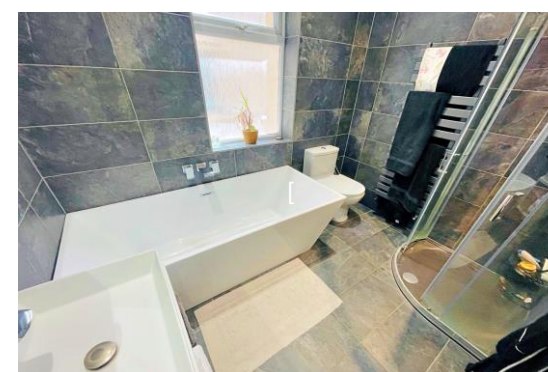
Offers Over - £350,000
Leasehold

Hides Road, Harrow
HA1 1SL



in brief...

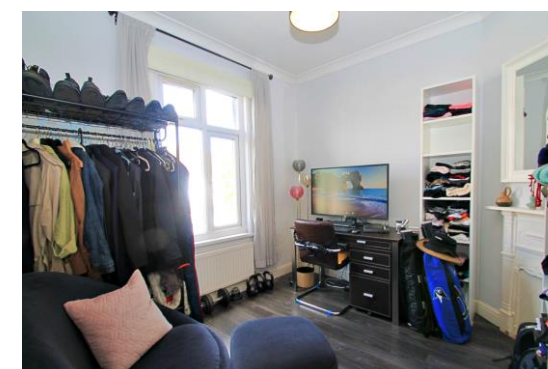
- Two Bedroom
- First Floor Apartment
- Private Rear Garden
- Off Street Parking with Electric Car Charger
- Double Glazed / Gas Central Heating
- Long Lease



the location...

nearest stations ...

- Harrow-on-the-Hill (0.4 miles)
- Harrow & Wealdstone (0.5 miles)
- West Harrow (0.8 miles)



Nestled in the heart of Harrow town centre yet retaining a peaceful residential charm, Hinds Road offers a mix of period semi-detached homes and apartments, many converted sympathetically from Edwardian houses. The street enjoys a quiet ambience, tree-lined pavements, and easy access to local green spaces like Harrow Recreation Ground and nearby Headstone Manor's open grounds.

There are a number of Harrow town centre amenities within easy reach including two covered shopping complexes (St Anns and St George's), supermarkets such as Tesco and Morrisons, cafés, restaurants, and a Vue cinema.

The area is well-regarded for educational excellence, with top-rated state, church, and private schools nearby, including Alpha Preparatory School and John Lyon Co-Ed Prep School, making it a popular choice with families.

