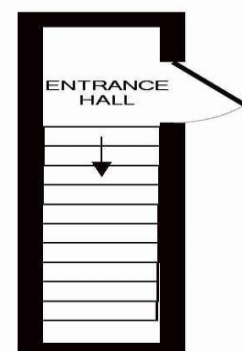


## the floorplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 30 SQ.FT.  
(2.8 SQ.M.)



**OPEN PLAN  
KITCHEN/DINER**  
16'2 x 10'4  
4.9m x 3.2m

**BEDROOM**  
13'4 x 8'8  
4.1m x 2.6m

1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 357 SQ.FT. (33.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Greenford: 0208 912 0006

**email:** [info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)

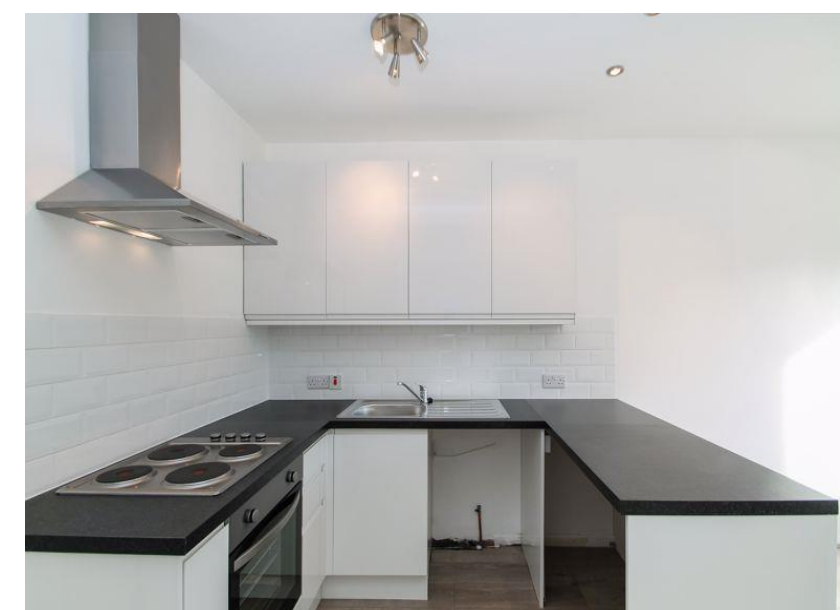
**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



ONE BEDROOM - FIRST FLOOR - CHAIN FREE - GARAGE. Brian Cox and Company are delighted to offer to the market this one bedroom first floor maisonette. The property benefits from a double bedroom, open plan lounge with a fitted kitchen and family bathroom. Further benefits include a garage, double glazing, gas central heating, loft storage and the property is being offered chain free. Viewings are available now so call to arrange yours!!



£195,000  
Leasehold

Arundel Drive, Harrow, HA2 8PN

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 Maisonette
- Garage
- No Onward Chain
- Approx. 85 Year Lease
- Good Condition Throughout



## the location...

### nearest stations ...

Northolt Park (0.5 miles)  
Northolt (0.6 miles)  
South Harrow (1.2 miles)

South Harrow is South-West of Harrow-on-the-Hill in the London Borough of Harrow and its development originally spread South and West from the hamlet of Roxeth as a result of urbanisation and easier access from Central London by rail.

The area includes the geometric garden estate of Shaftesbury Circus. Beyond this historic heart, lies a newly-developed retail park which compliments the original high street, Northolt Road, offering a variety of amenities. A variety of local buses serve the nearby town centre of Harrow which features two indoor shopping centres, a cinema and a wide range of major retailers.

There are many local schools within close proximity to the property, including Earlsmead Primary School, Willow Tree Primary School, Petts Hill Primary School, Northolt High School and Harrow Independent College.