



**Connells**

Christchurch Avenue  
HARROW





### Property Description

GUIDE PRICE £300,000 - £325,000 Connells are pleased to offer to the market this two bedroom ground floor maisonette in a sought after popular residential Road.

The accommodation is well presented throughout and briefly comprises of a bright and spacious lounge with feature fireplace, two bedrooms, fully fitted bespoke kitchen and bathroom. Additional benefits include front and rear gardens with hedges and parking.

Conveniently located for Harrow and Wealdstone Station for direct links into the City and well placed for the popular Harrow Leisure Centre and Byron Recreation Grounds. It also benefits from the local amenities and is within the catchment area of popular schools.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

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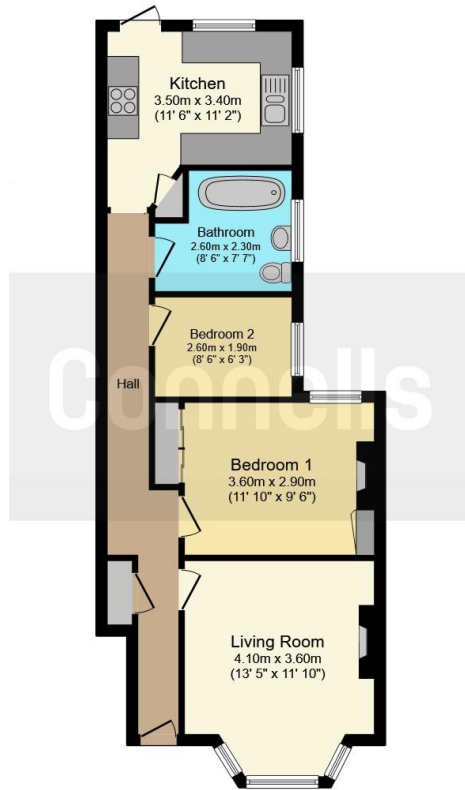
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Total floor area 56.8 m<sup>2</sup> (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: D

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311836](http://connells.co.uk/Property/HRW311836)**

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311836 - 0013

