



Connells

Hamilton Road
Harrow



Property Description

Connells are pleased to offer to the market this well-presented two-bedroom ground floor maisonette situated on the ever-popular Hamilton Road in Harrow, offers spacious and versatile accommodation, ideal for first-time buyers, downsizers, or investors alike.

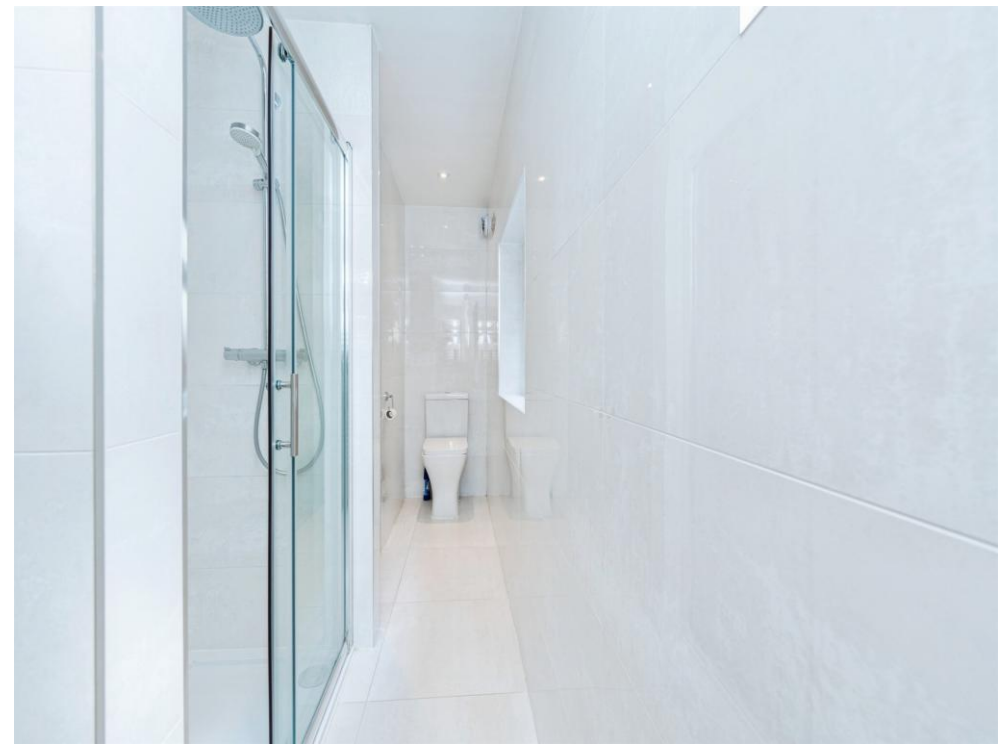
The property benefits from a welcoming entrance porch leading into a central hallway, complete with a useful storage cupboard providing excellent practical space. The heart of the home is the bright and contemporary open-plan reception room and kitchen, creating a sociable living environment perfect for both everyday living and entertaining guests. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace.

There are two well-proportioned bedrooms, both enjoying plenty of natural light, alongside a modern shower room finished to a good standard.

Externally, the property boasts a private rear garden, providing a secluded outdoor space ideal for relaxing, gardening, or alfresco dining during the warmer months. Further benefits include a rear garden which provides scope to create off street parking subject to planning permission.

Hamilton Road is ideally positioned within easy reach of local shops, schools, amenities, and excellent transport links, offering convenient access into Central London and surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation and lifestyle opportunity on offer.





Ground Floor

Total floor area 74.8 m² (805 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.propertybox.io

Connells



To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313103

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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