

# DAVID CHARLES

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## GERARD ROAD, HARROW, MIDDLESEX, HA1 2NE



**PRICE....£995,000....FREEHOLD**

This extended four bedroom, two bathroom family house (1641 sq. ft/152.50 sq.m) is set on one of Harrows Premier Roads. The accommodation includes two reception rooms with wood flooring, a contemporary kitchen and a guest cloakroom. The first floor has three bedrooms with fitted wardrobes and a bathroom. The second floor fourth bedroom also has fitted wardrobes and benefits from an en-suite shower room. Outside the block paved front drive provides off street parking for two cars and a 17'7ft single garage which is currently used as a utility room. The rear garden has a paved patio, a main lawn, a suntrap patio and access to a 22ft storage cellar. The property is located on a quiet and desirable road within a short walk of local shopping facilities, 0.3 miles of Kenton Station (Bakerloo Line & Overground) and 0.4 miles to Northwick Park Station (Metropolitan Line). Harmony Primary school and Harrow High School are also within a third of a mile.

**020 8866 0222**











### **COUNCIL TAX**

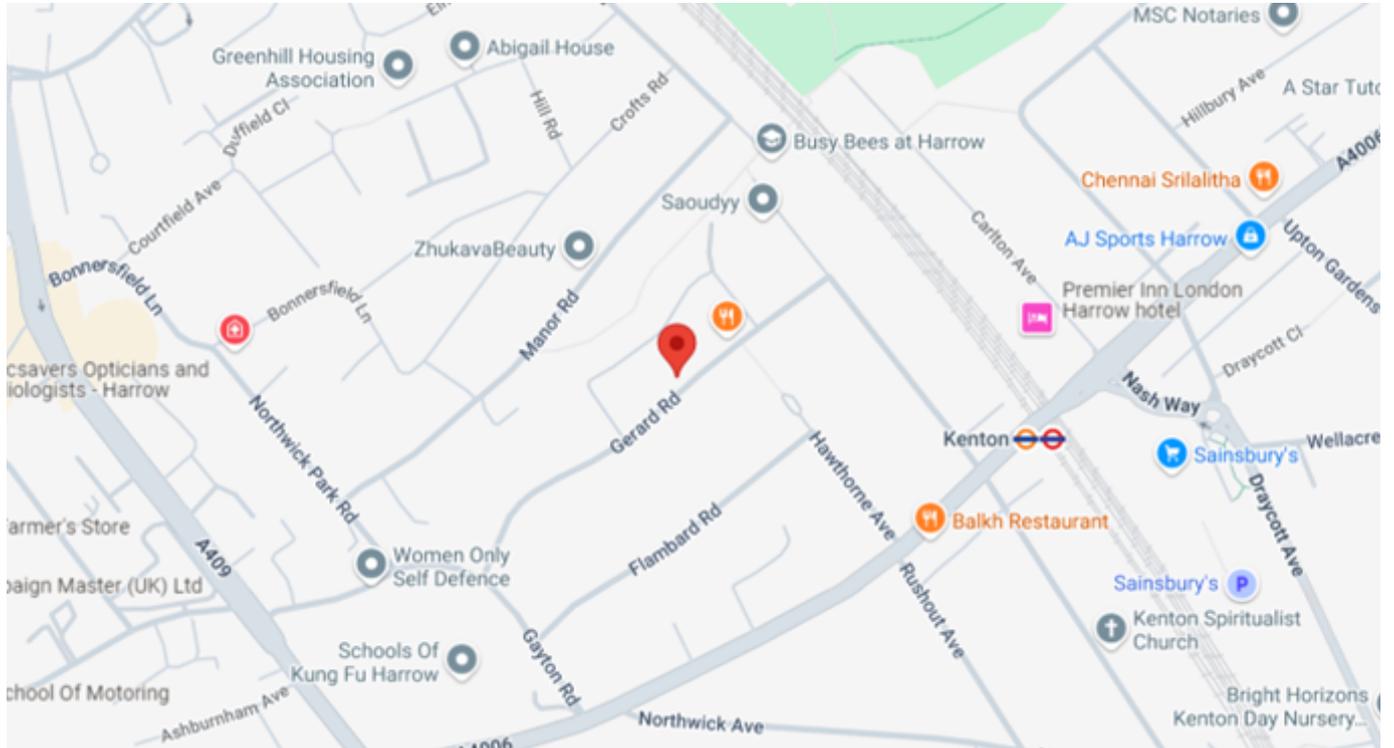
London Borough of Harrow - Band E - £2,928.27

### **LOCAL SCHOOLS**

Harmony Primary School - 0.2 Miles  
Elmgrove Primary School & Nursery - 0.4 Miles  
Harrow High School - 0.29 Miles  
The Jubilee Academy - 0.74 Miles

### **LOCAL TRANSPORT**

Kenton Station (Bakerloo/Lioness Line) - 0.3 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Gerard Road

Approximate Gross Internal Area

Cellar = 26.2 sq m / 282 sq ft

Ground Floor = 78.3 sq m / 843 sq ft

First Floor = 52.5 sq m / 565 sq ft

Second Floor = 21.7 sq m / 233 sq ft

Total = 178.7 sq m / 1,923 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*