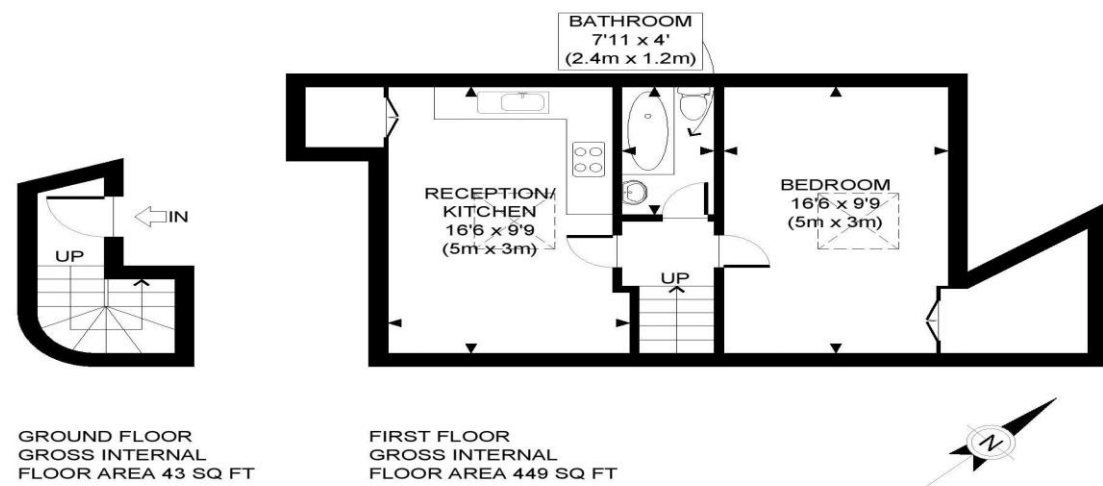


The Floorplan...



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 449 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 492 SQ FT/ 46 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: Azi.Rahman@brian-cox.co.uk

Web: www.brian-cox.co.uk



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this newly refurbished one-bedroom loft apartment, set within an attractive period conversion in the heart of Harrow. Occupying the top floor, this stylish home has been finished to a high standard throughout and offers an excellent opportunity for first-time buyers or investors seeking strong rental yield potential. The property features a private entrance with stairs leading up to a spacious open-plan reception and kitchen area, beautifully presented with modern finishes and a fully fitted kitchen including integrated appliances — ideal for both relaxing and entertaining. A sleek, modern bathroom sits off the hallway, thoughtfully designed with contemporary fixtures. To the rear of the property, the generously sized double bedroom offers a quiet and comfortable retreat with ample space for furnishings. With the added benefit of no service charge or ground rent, a long lease of over 112 years, and a share of the freehold this apartment provides low ongoing costs and long-term value. Perfectly positioned within walking distance to highly regarded schools, Harrow-on-the-Hill Station, and excellent transport links, this property offers both convenience and comfort in a sought-after location.



Guide Price £220,000

Share Of Freehold

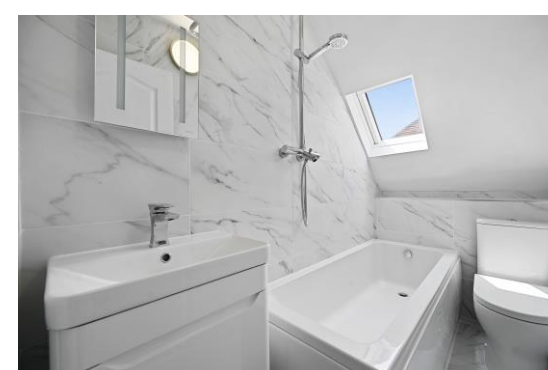
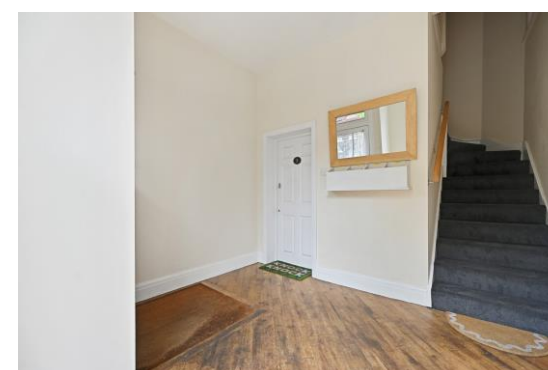
Butler Avenue, Harrow HA1 4ER

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 Flat
- No Service Charge Or Ground Rent
- Newly Refurbished
- Walking Distance Away From Great Transport Links & Schools
- Chain Free Sale
- Share Of Freehold
- EPC Rating C & Council Tax Band B



The Location...

Nearest Stations ...

West Harrow Station – 0.4 miles
Harrow-on-the-Hill Station – 0.4 miles

Located in North West London, Harrow is a well-connected suburban town within the London Borough of Harrow, situated approximately 10.5 miles (16.9 km) from Charing Cross. The area boasts excellent retail and leisure facilities, including two major shopping centres—St Ann's and St George's—which offer a wide selection of department stores, restaurants, cafés, and a cinema. Large Tesco and Morrisons supermarkets are also conveniently located just a short drive from the property. Harrow is known for its strong educational offering, with a variety of well-regarded schools nearby. These include Vaughan Primary School, Grange Primary School, St Anselm's Catholic Primary School, Norbury School, as well as Whitmore High School, the prestigious Harrow School, and The John Lyon School.

Morrisons is very walkable, only a few hundred yards away, so the sentence that reads "Large Tesco and Morrisons supermarkets are also conveniently located just a short drive from the property" could be replaced with "A large Morrisons supermarket is within close walking distance and a Tesco Superstore a short drive away."