



Ivy Close HARROW HA2 8RX

for sale offers in excess of
£325,000



Property Description

Connells are pleased to offer to the market this well-presented two-bedroom first-floor flat with the rare advantage of both front and rear gardens. Ideal for first-time buyers, downsizers, or investors.

Accessed via a well-maintained communal entrance, the flat opens into a welcoming hallway leading to all principal rooms. The spacious reception room is bright and airy, providing ample space for both living and dining furniture, making it perfect for relaxing or entertaining. The separate fitted kitchen offers plentiful storage and worktop space, ideal for everyday cooking.

There are two well-proportioned bedrooms, both capable of accommodating a range of bedroom furniture. The main bedroom is particularly generous, while the second bedroom is ideal as a guest room, child's bedroom, or home office. A family bathroom serves the property and is conveniently located off the hallway.

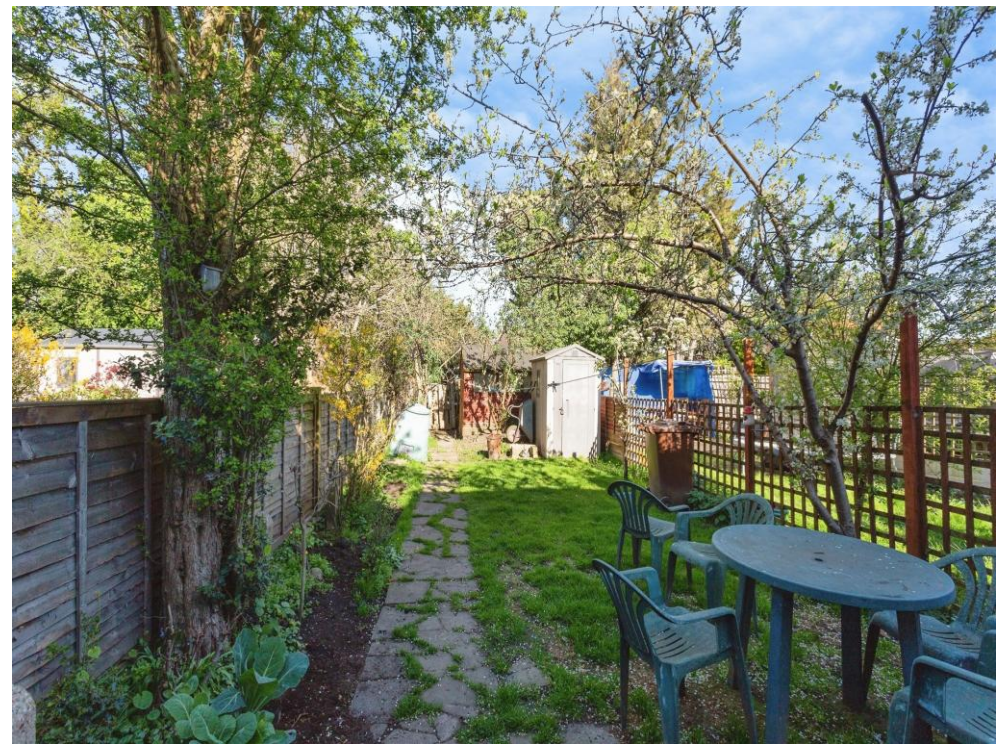
Externally, the flat benefits from access to both front and rear gardens, a rare feature for a first-floor apartment, providing valuable outdoor space for leisure, gardening, or entertaining during warmer months.

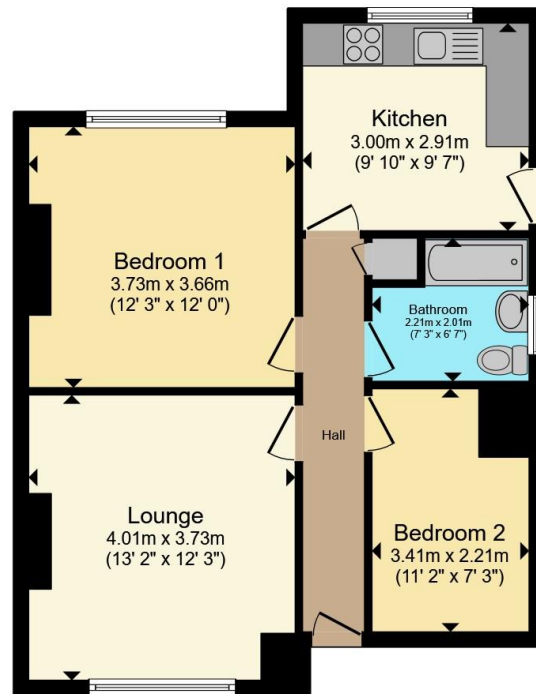
Ivy Close is conveniently located for local shops, schools, and amenities, with excellent transport links nearby including Harrow town centre, Underground stations, and bus routes, offering easy access into Central London and surrounding areas.

Early viewing is highly recommended to appreciate the space, location, and outdoor benefits this property has to offer.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 56.7 m² (610 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: D Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW311548

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1975. 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: HRW311548 - 0007