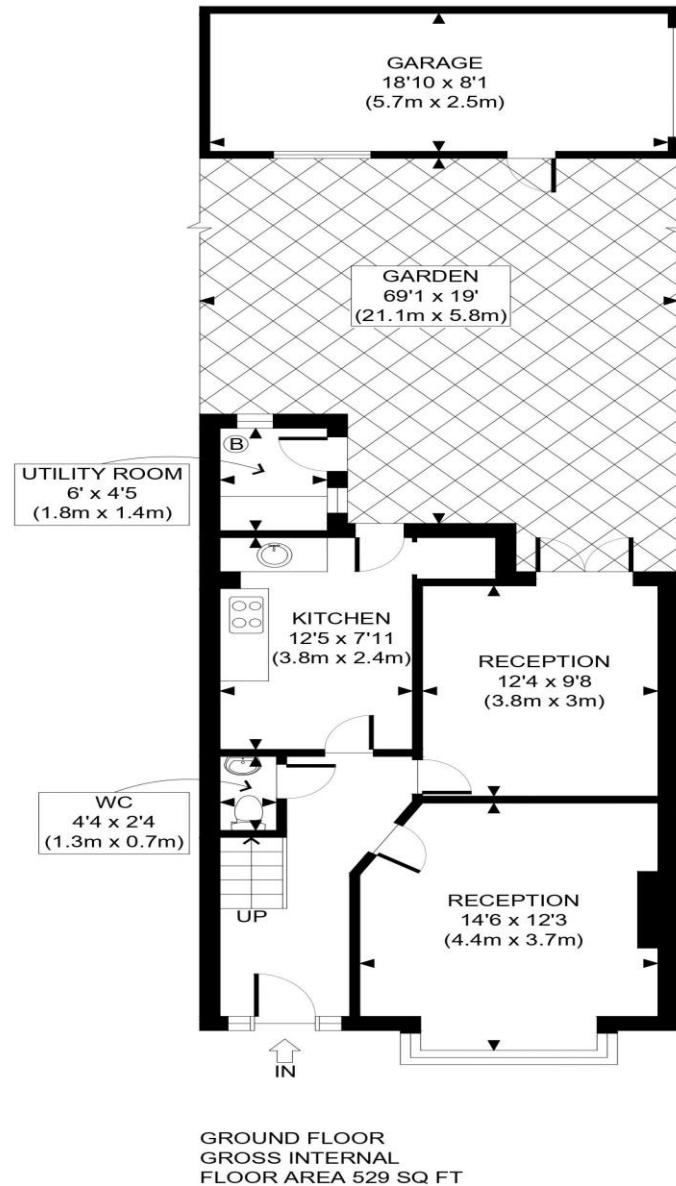


# The Floorplan...



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 missstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS  
ONE STOP SHOP FOR PROPERTY MARKETING

## More Details From...

Call: Brian Cox North Harrow: 020 3866 6640

Email: [nadmin@brian-cox.co.uk](mailto:nadmin@brian-cox.co.uk)

Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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.



0203 866 6640  
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Brian Cox Estate Agents are delighted to present this exceptional three-bedroom terraced house, situated on the sought-after Rutland Road in Harrow. Offering over 1,000 sq ft of living space, this charming home is perfect for families or buyers looking to upsize, with excellent potential to extend both to the rear and into the loft, subject to planning permission.

Internally, the house offers a spacious and naturally bright layout. The ground floor features a welcoming hallway leading into a generously sized reception room, a separate dining room, and a modern kitchen and utility room with access to the rear spacious 70ft garden with out building. On the first floor, there are three well-proportioned bedrooms and a stylish family bathroom. Located within close proximity to Harrow town centre.



£625,000

Freehold

Rutland Road, Harrow HA1 4JN



## In Brief...

- Three Good Sized Bedrooms
- Stunning Character Property
- Exceptionally Well Presented
- Close to Met line
- Vaughan School Catchment Area
- Potential to Extend STPP
- Attractive Garden



## The Location...

### Nearest Stations ...

West Harrow (0.4 miles)  
North Harrow (0.4 miles)  
Harrow-on-the-Hill (0.6 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, just 10.5 Miles (16.9km) from Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema.

There are many local schools in the area some of these include Vaughan Primary School, Norbury School, Longfield Primary School, Nower Hill High School and Whitmore High School.