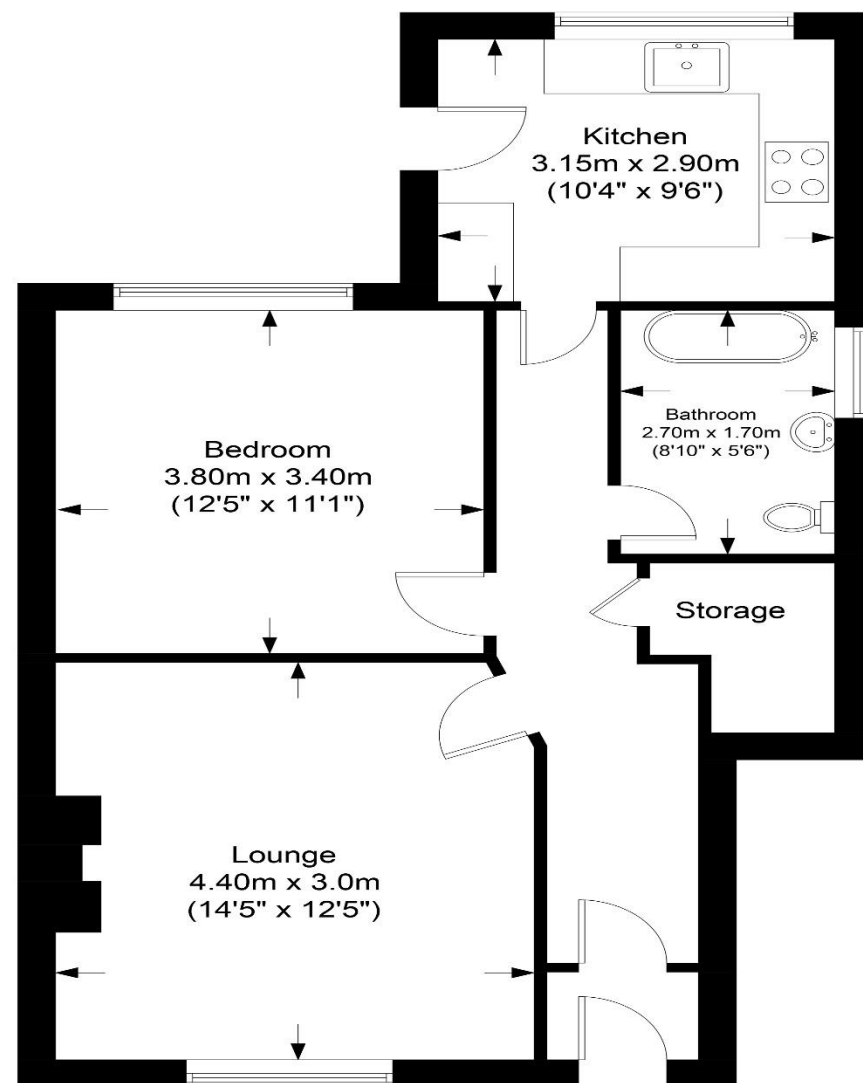


# The Floorplan...

Approximate Gross Internal Floor Area : 56.88 sq m / 612.25 sq ft  
Garden Measurement - (17.40m x 3.75m = 57'1" x 12'3")



Ground Floor

Illustration purposes only. All measurements are approximate.

## More Details From...

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

**Email:** [Azi.rahman@brian-cox.co.uk](mailto:Azi.rahman@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  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are delighted to offer this spacious one bedroom ground floor purpose built maisonette in excellent condition throughout. The property is situated close to shopping facilities, sought after schools, North Harrow Metropolitan line station and other transport links. The accommodation briefly comprises: Entrance hallway, living room, fitted kitchen, double bedroom and bathroom. Further benefits include the property comes with a large garage, gas central heating, double glazing and own section of garden! This property is perfect for Buy To Let Investors and First Time Buyers so call us now to arrange a viewing to avoid disappointment!



Guide Price £320,000

The Ridgeway, Harrow HA2 7DA





## In Brief...

- One Bedroom Ground Floor
- Chain Free
- Comes With A Garage
- Private Section Of Garden
- Purpose Built Maisonette
- Walking Distance Away From Tube Station
- EPC rating D & Council Tax Band C



## The Location...

### Nearest Stations ...

West Harrow (0.4 miles)  
North Harrow (0.5 miles)  
Rayners Lane (0.5 miles)



North Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafes.