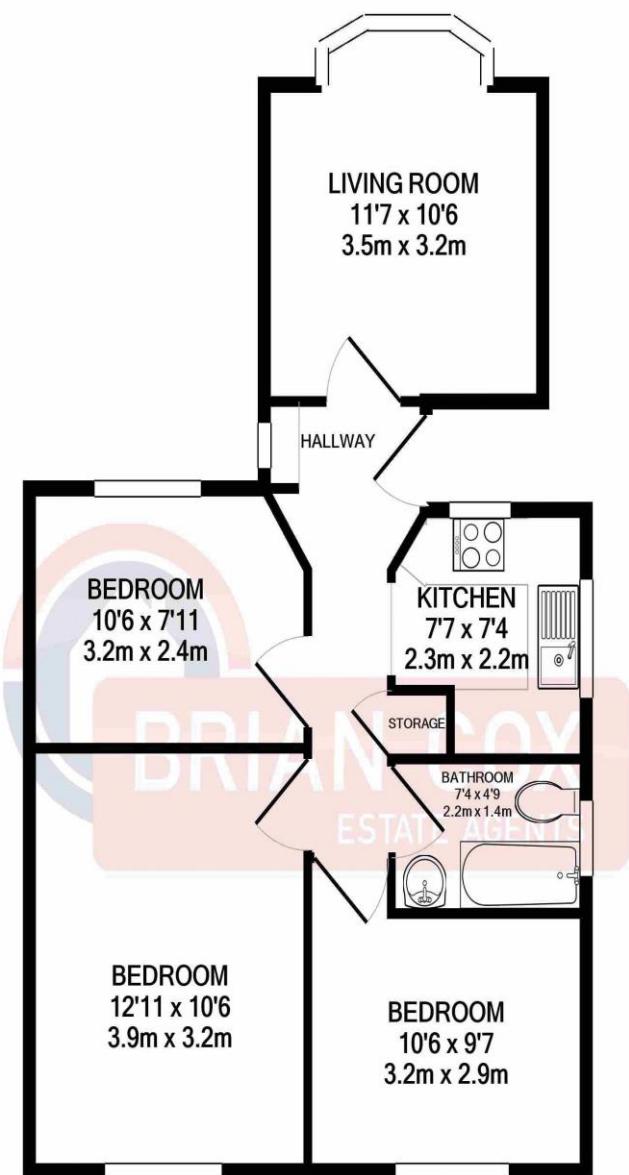


the floorplan...



TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

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

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more details from...

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0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox of Harrow are pleased to offer this THREE DOUBLE BEDROOM, FIRST FLOOR MAISONETTE with a LEASE OF 900 YEARS PLUS! Located within a short walk of Harrow on the Hill tube & bus station along with St. Anns & St. Georges shopping centre which offers a number restaurants and wine bars. The property is currently rented and brings in £1,400 PCM with the possibility of being increased in the near future to £1,500. Further benefits include a private rear garden and within a short walk to several schools.



£365,000  
Leasehold

Elmgrove Road, Harrow HA1 2QW

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...

- Three Double Bedrooms
- First Floor Maisonette
- Private Rear Garden
- 900 Plus Year Lease
- Tenants Currently Paying £1,400 PCM (possibility to increase)
- Excellent Investment



## the location...

### nearest stations ...

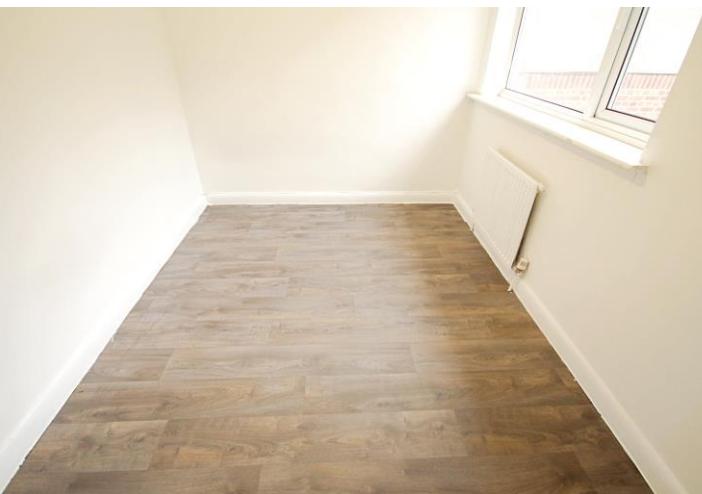
Harrow-on-the-Hill (0.5 miles)  
Harrow & Wealdstone (0.5 miles)  
Kenton (0.6 miles)



Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of 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 Elmgrove Primary School & Nursery, Norbury School, Marlborough Primary School and St Anselm's Catholic Primary School.



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