



## Harrow View

Harrow, HA1

£349,950



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Presenting an excellent ground floor flat featuring two double bedrooms within a charming development, offering gated residents' parking. Situated just minutes away on foot from Harrow town centre and the Harrow on the Hill Metropolitan/Chiltern Line station, this property is not only conveniently located but also well-proportioned and meticulously maintained, boasting low outgoings. With no onward chain, it presents an enticing opportunity for both homebuyers and investors.

Step inside to be greeted by a spacious hallway leading to a generously sized 17' living room, complemented by a separate modern fitted kitchen. Enjoy the comforts of gas central heating, double glazed windows, and an Entryphone system for added security. Furthermore, its proximity to the Bakerloo/Main Line station (Harrow & Wealdstone) ensures excellent connectivity to London and beyond, both by rail and road.

Harrow, an appealing part of North-West London, offers excellent connections to the capital and boasts a diverse mix of properties spanning from Edwardian times to the present day. With two covered shopping centres, numerous high street stores, major supermarkets, and various leisure facilities including a multi-screen Vue Cinema, restaurants, bars, gymnasiums, and parks, there's no shortage of amenities. The nearby Conservation Area of Harrow on the Hill provides a tranquil contrast with its upscale coffee bars, restaurants, and pubs, perfect for entertaining.





**Living/Dining Room**

17'5" x 14'4" (5.33 x 4.37)

**Kitchen**

11'8" x 6'11" (3.56 x 2.11)

**Bedroom 1**

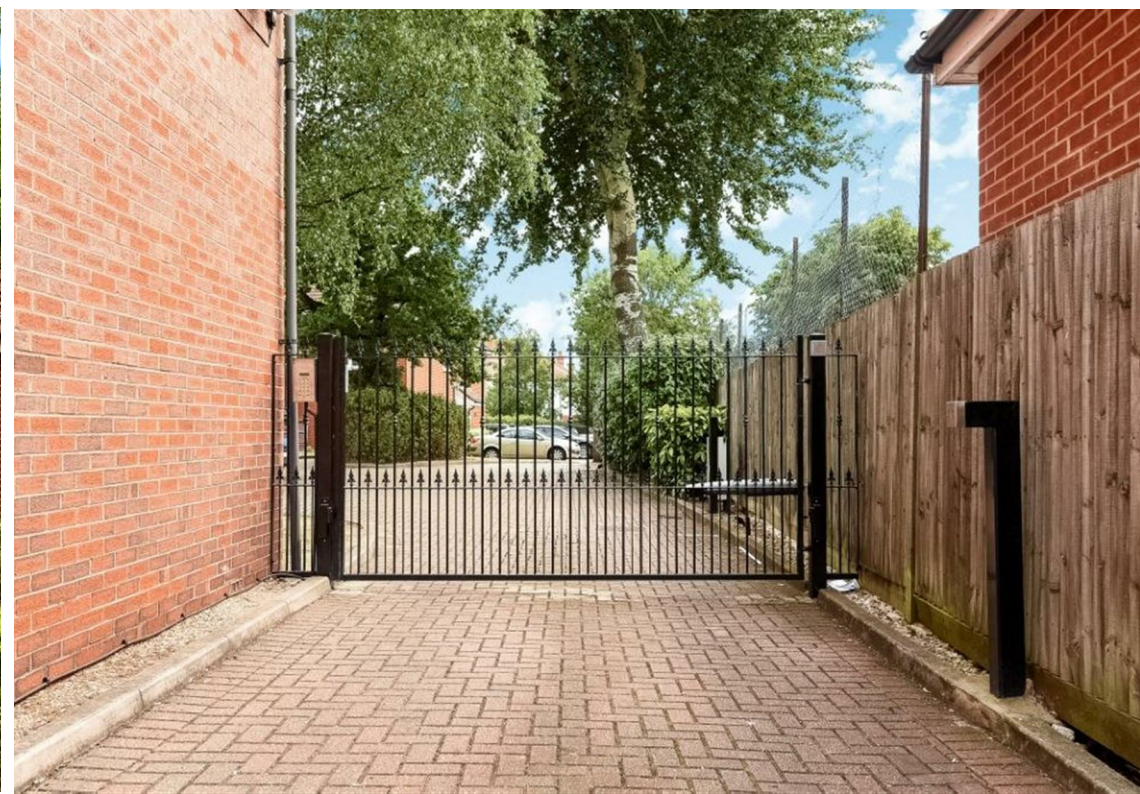
11'10" x 9'10" (3.61 x 3.02)

**Bedroom 2**

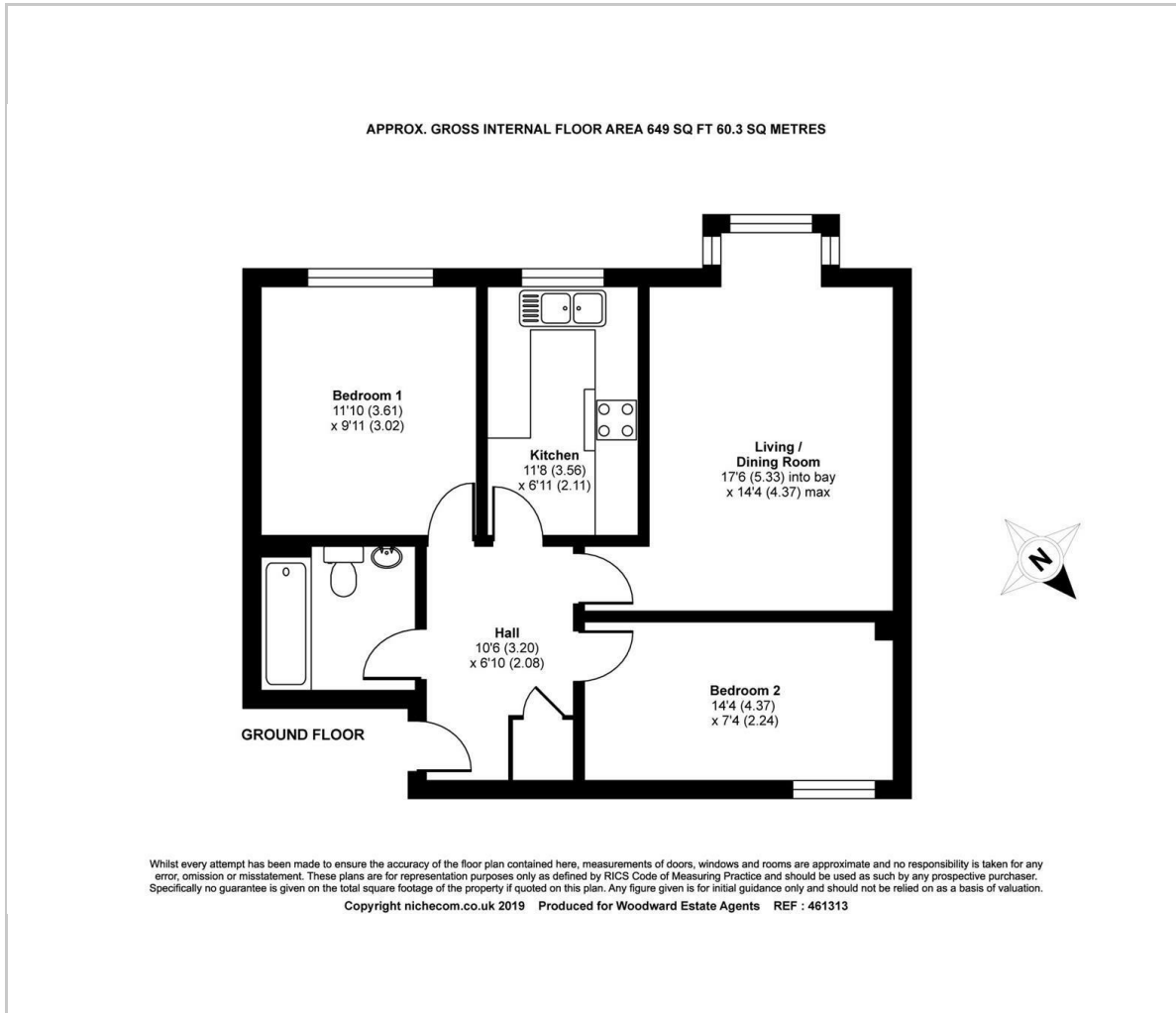
14'4" x 7'4" (4.37 x 2.24)

**Bathroom**

6'10" x 6'7" (2.09 x 2.01)



## Floor Plan



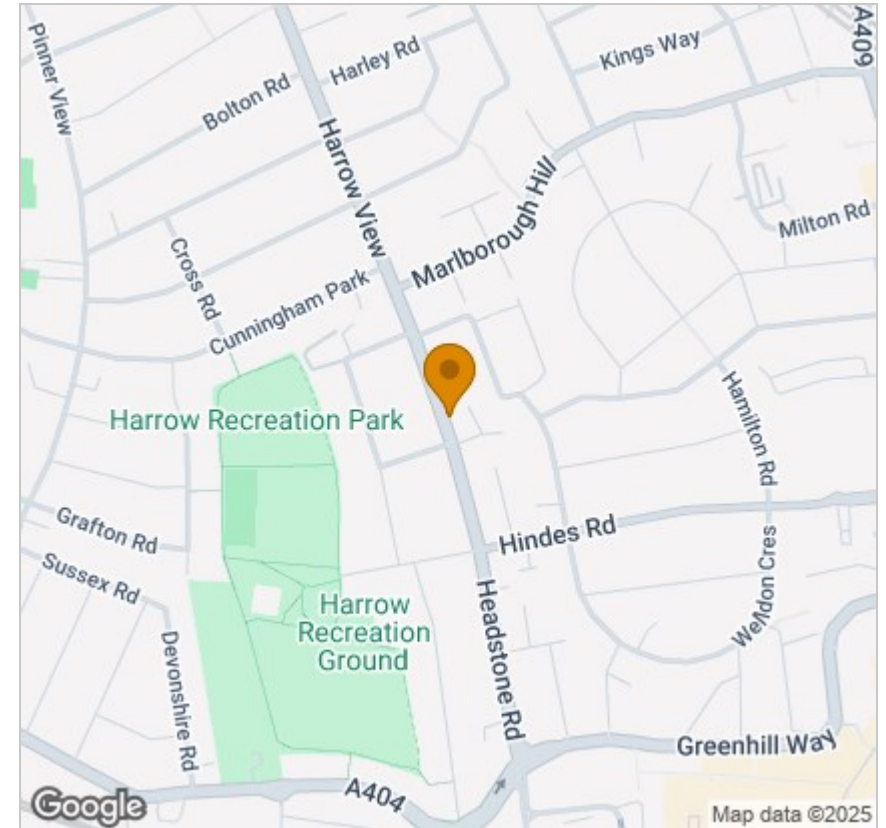
## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

