



**LAWRENCE RAND**

**Malvern Avenue, Harrow**

Guide Price £625,000 – £635,000



# 35 Malvern Avenue

Harrow, Harrow

- Four Bedrooms
- Two bathrooms
- Off street parking
- Good condition
- Extended loft conversion
- Close to local amenities

Nestled in a charming residential enclave, we proudly present this exquisite 4-bedroom terraced house that exudes elegance and comfort.

## Property Overview

This generously sized and modern four-bedroom mid-terrace family home has been thoughtfully extended to offer contemporary living across three floors.

## Accommodation

The ground floor features a spacious, light-filled dining room, ideal for both everyday living and entertaining, with seamless indoor-outdoor flow. The modern fitted kitchen includes a stylish range of wall and base units, combining practicality with sleek design.

Upstairs, the first floor offers two well-proportioned bedrooms, a single bedroom, and a family bathroom.

The recently extended loft conversion boasts a generous Dormer bedroom with en-suite, completing the internal accommodation with style and functionality.

## Outside Space

Enjoy a private rear garden, perfect for relaxing or hosting gatherings in a peaceful setting.





**Verified Material Information:**

Energy Performance rating: C

Council tax band: D

Local Authority: London Borough of Harrow

Tenure: Freehold Electricity supply: Mains, Water supply:  
Mains water, Sewerage: Mains Heating:

Gas central heating

Broadband & mobile coverage: Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity





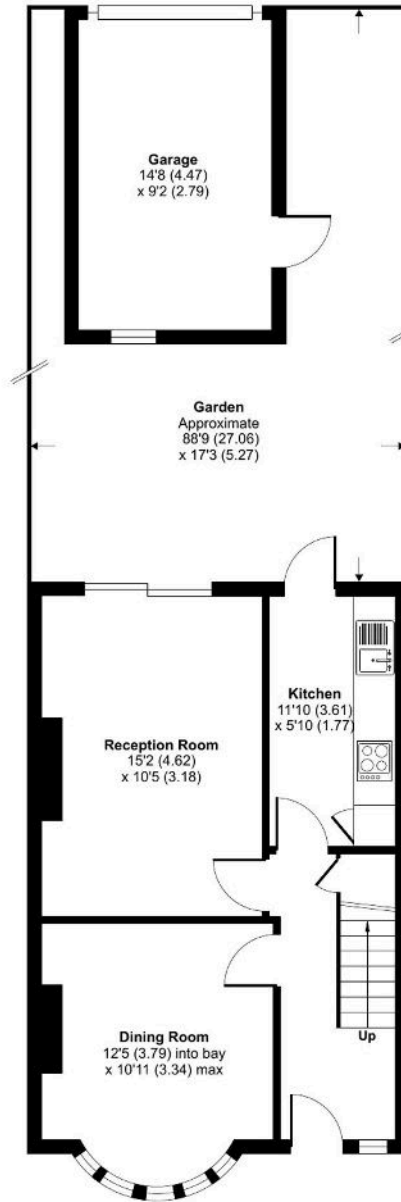
## Malvern Avenue, Harrow, HA2

Approximate Area = 1077 sq ft / 100 sq m

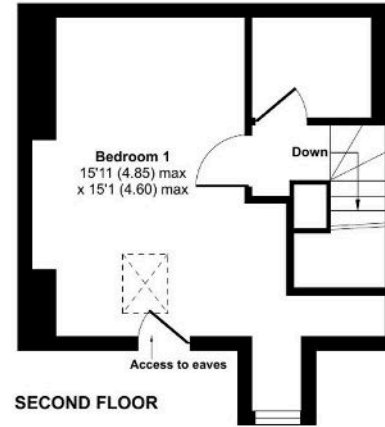
Garage = 134 sq ft / 12.4 sq m

Total = 1211 sq ft / 112.4 sq m

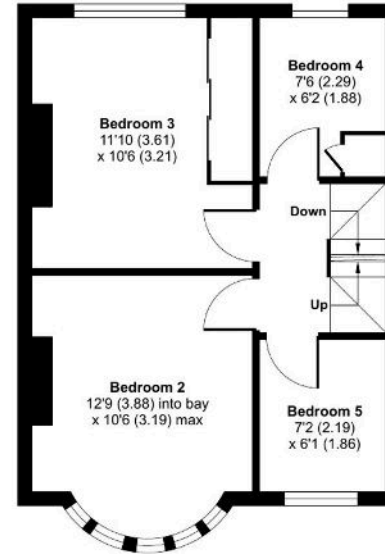
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR







## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)