



LAWRENCE RAND

Rosebery Avenue, Harrow
£390,000

Key Features:

- Garage
- Modern Kitchen
- Ground floor Maisonette
- Two double bedrooms
- South west facing garden
- Off street parking for 2 cars

Property Overview

A generously sized two-bedroom ground floor maisonette, this well-presented home offers a lovely private rear garden, parking for 2 cars and a garage, making it an ideal choice for first-time buyers, downsizers, or investors. It comes with the added benefit of a 103-year lease, ensuring long-term peace of mind.

Accommodation

The property features a spacious and light-filled living room with patio doors that open directly onto the private garden, perfect for indoor-outdoor living. The modern fitted kitchen includes a range of wall and base units, offering both style and functionality. Two well-proportioned bedrooms and a family bathroom with a shower over the bath complete the internal accommodation.

Outside Space

The private rear garden, providing a peaceful retreat and ample space for entertaining or relaxing.

Parking

Off street parking for 2 cars to the front and a garage at the rear of the property.



Location

This residence is ideally situated just moments from a wide range of shopping and transport facilities, including the Central, Metropolitan, and Piccadilly tube lines, as well as British Rail connections. For motorists, the A40/Western Avenue is within easy reach, offering swift access to Central London and the Home Counties.

Perfect for families, the property is also within close proximity to several highly regarded local schools and just a short stroll from nearby parks and green spaces, providing a well-rounded lifestyle in a convenient setting.

Verified Material Information:

Energy Performance rating: D

Council tax band: C

Local Authority: London Borough of Harrow

Length of lease: 103

Ground rent yearly: £100

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

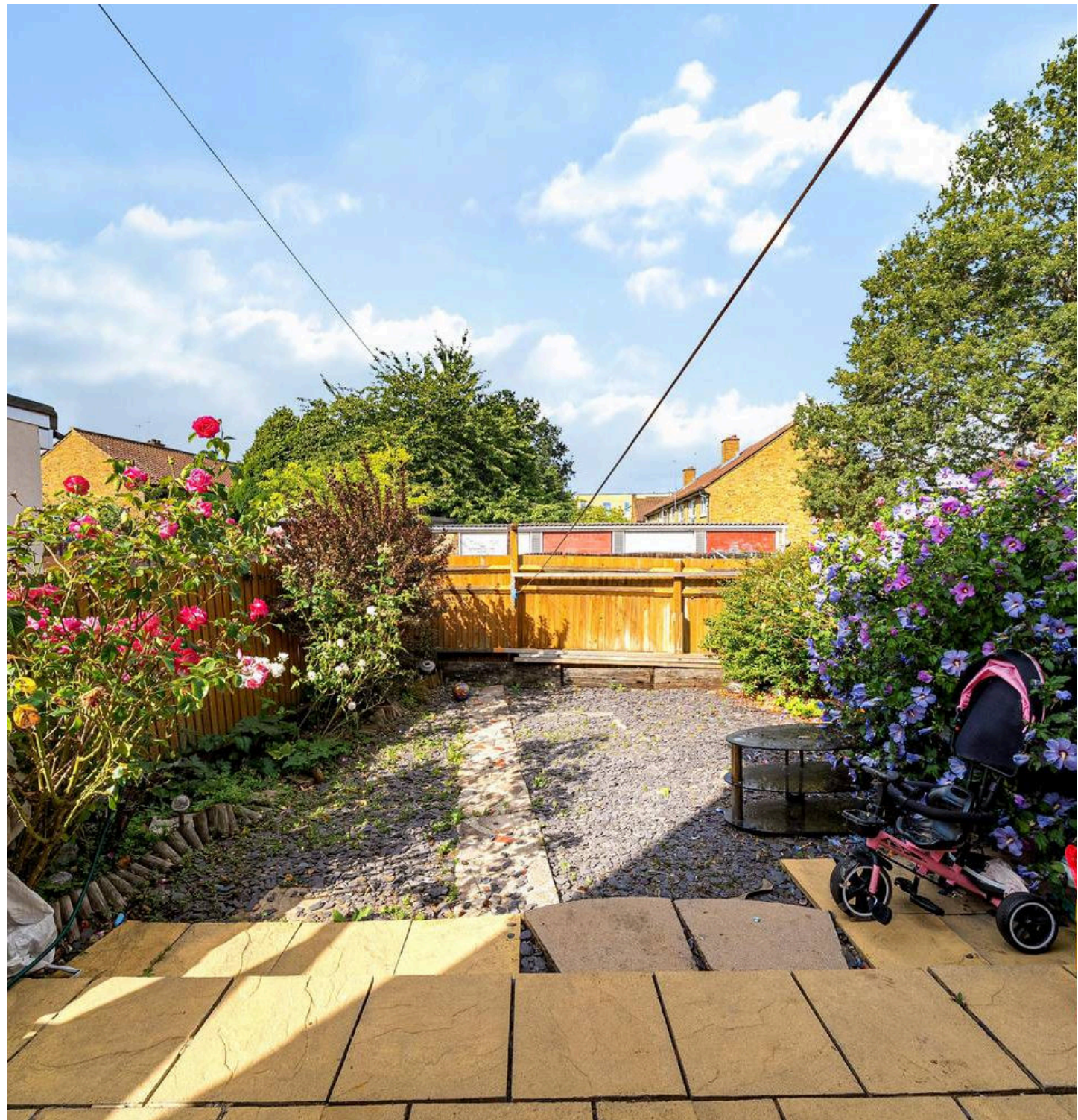
Broadband & mobile coverage:

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.

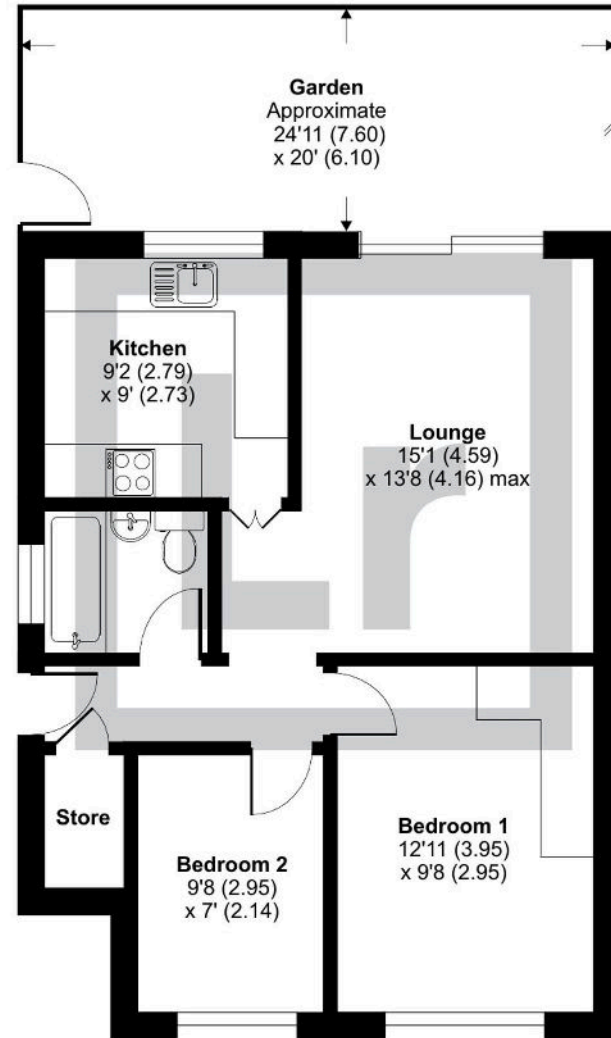




Rosebery Avenue, Harrow, HA2

Approximate Area = 569 sq ft / 52.8 sq m

For identification only - Not to scale



GROUND FLOOR





Lawrence Rand

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