



**Woodlands, Harrow, HA2 6EL**

In Excess of £385,000 | Share of Freehold



**LAWRENCE RAND**



## Key Features & Description

- Two Bedroom Ground Floor Maisonette
- Two Bathrooms
- Catchment Area for St John Fisher and Nower Hill
- Underfloor Heating Throughout
- Luxury Kitchen With Granite Worktops
- 75ft Private Rear Garden
- Off Street Parking
- Guest Cloakroom

We are delighted to present this beautifully finished two-bedroom, two-bathroom ground-floor garden maisonette, perfectly positioned on a quiet no-through road just moments from North Harrow's shops and station, as well as excellent local schools.

Designed for comfort and convenience, the home features a spacious 24' living area with wood flooring flowing into a sleek, high-spec kitchen with granite worktops and a breakfast bar. Both bedrooms offer en-suite facilities, with an additional guest cloakroom and ample storage.

Enjoy off-street parking and a private 75' rear garden with a decked patio and lawn—ideal for relaxing or entertaining—plus the luxury of underfloor heating throughout.

**Presented with care by Lawrence Rand – helping you find the place you'll love to call home.**



## Nearest Stations & Location

North Harrow – Metropolitan line 0.5 miles

West Harrow – Metropolitan line 1 mile

Pinner – Metropolitan line 0.8 mile

Rayners Lane Piccadilly/Metropolitan lines 1 mile

Headstone Lane – London Overground 1 mile

Harrow is a popular suburban district benefitting from easy access to Harrow Town Centre, which provides a wide range of amenities including a shopping centre, post office, Tesco Express, restaurants, takeaways, and a variety of independent shops.

## Additional Information

Council Tax band: C

Tenure: Leasehold, 900 years remaining with share of freehold

EPC Energy Efficiency Rating: C

## Suppliers

Electricity supply: Mains,

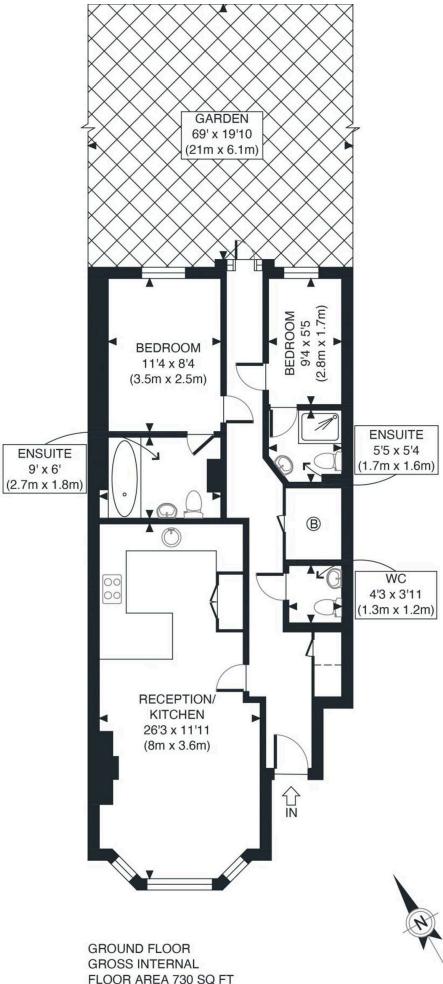
Water supply: Mains water

Sewerage: Mains

Heating: Electric underfloor

## Broadband & mobile coverage:

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



APPROX. GROSS INTERNAL FLOOR AREA 730 SQ FT / 68 SQM	Woodlands
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/01/24
	<b>photoplan</b> 

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