



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,

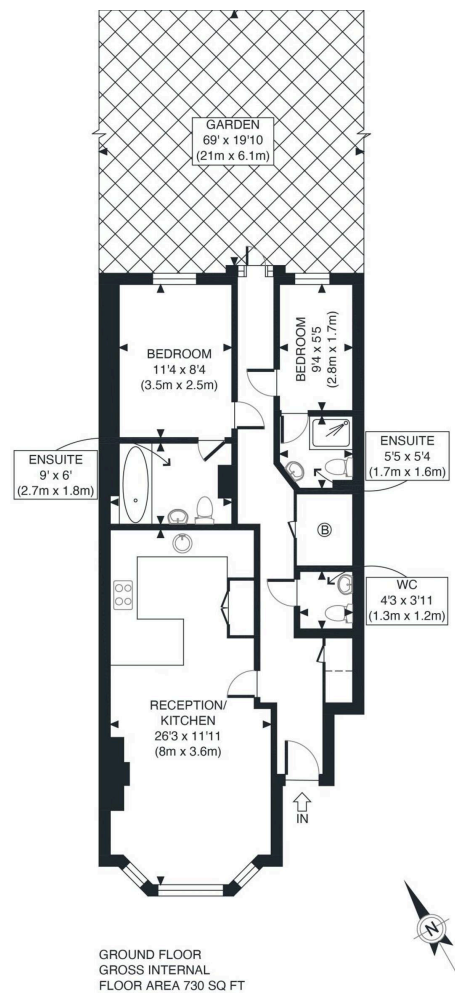
Water supply: Mains water

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
	photoplan

Lawrence Rand
 51 Victoria Road, Ruislip - HA4 9BH
 01895 632211
 Sales@lawrence-rand.co.uk
 www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.