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danielsestateagents.co.uk

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**for sale**  
020 8904 4888

Elmgrove Road, Harrow, HA1 2QH

Asking Price £635,000

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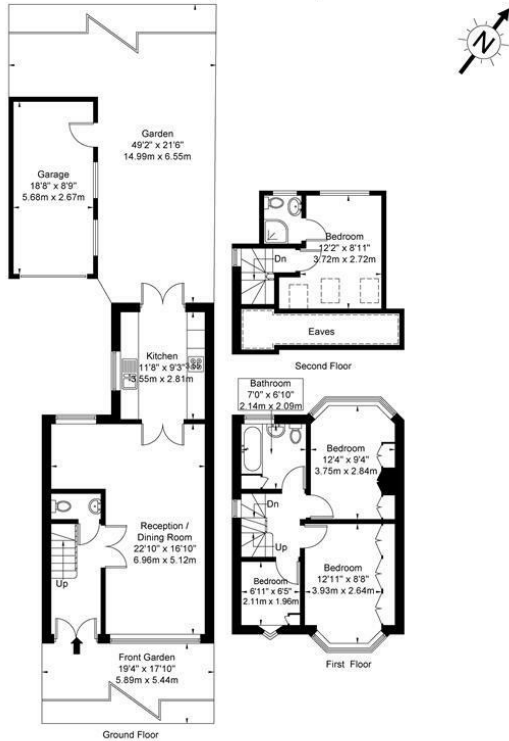
## Floor Plan

### Elmgrove Road, HA1 2QH

Approx. Gross Internal Area = 104.6 sq m / 1126 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 119.7 sq m / 1288 sq ft



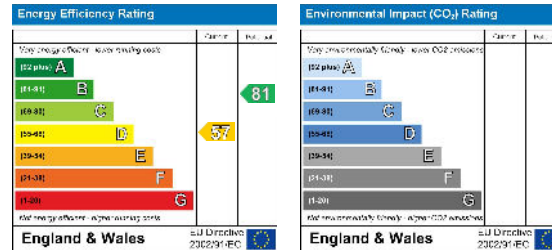
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Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- FOUR BEDROOM / TWO BATHROOM
- LOFT CONVERSION & REAR EXTENSION
- GARAGE ACCESSED VIA A SHARED DRIVEWAY
- EXCELLENT CONDITION THROUGHOUT
- 50FT PRIVATE REAR GARDEN
- EPC RATING - D / COUNCIL TAX BAND - E
- PERMIT ON STREET PARKING ON A FIRST COME FIRST SERVE BASIS
- WALKING DISTANCE TO HARROW ON THE HILL STATION
- ONLINE VIRTUAL TOUR:

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sudbury

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Middlesex HA0 3HS

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Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

## Wembley

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Middlesex HA9 6AH

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E wembley@danielsestateagents.co.uk

## Neasden

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London NW10 0AD

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Lettings 020 8452 7999  
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## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

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## Kensal Rise

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