



**EST 2004**  
**ElliotLee**

92a Leamington Crescent, Harrow - HA2 9HQ

Guide Price £350,000





## 92a Leamington Crescent

Harrow, Harrow

### Stylish Ground Floor Maisonette with Private Garden & Parking – Chain Free

Situated in a convenient and well-connected location, this beautifully presented two-bedroom ground floor maisonette offers the perfect blend of modern living and practicality. Boasting two spacious double bedrooms, a sleek fitted kitchen, and a large private garden, this home is ideal for first-time buyers, downsizers, or investors alike.

The chain-free property comes with a share of freehold, ensuring long-term security, and benefits from one dedicated parking space located at the rear of the property.

Step outside to your expansive private garden, a tranquil retreat perfect for outdoor dining, entertaining, or simply unwinding in your own green space, offering both privacy and practicality.

Ideally positioned equidistant to Rayners Lane and South Ruislip stations, this home offers easy access to the Metropolitan, Piccadilly, and Central Lines, as well as National Rail services, ensuring excellent transport links into Central London and beyond.

Don't miss this fantastic opportunity—schedule a viewing today!

Council Tax band: C

Tenure: Share of Freehold

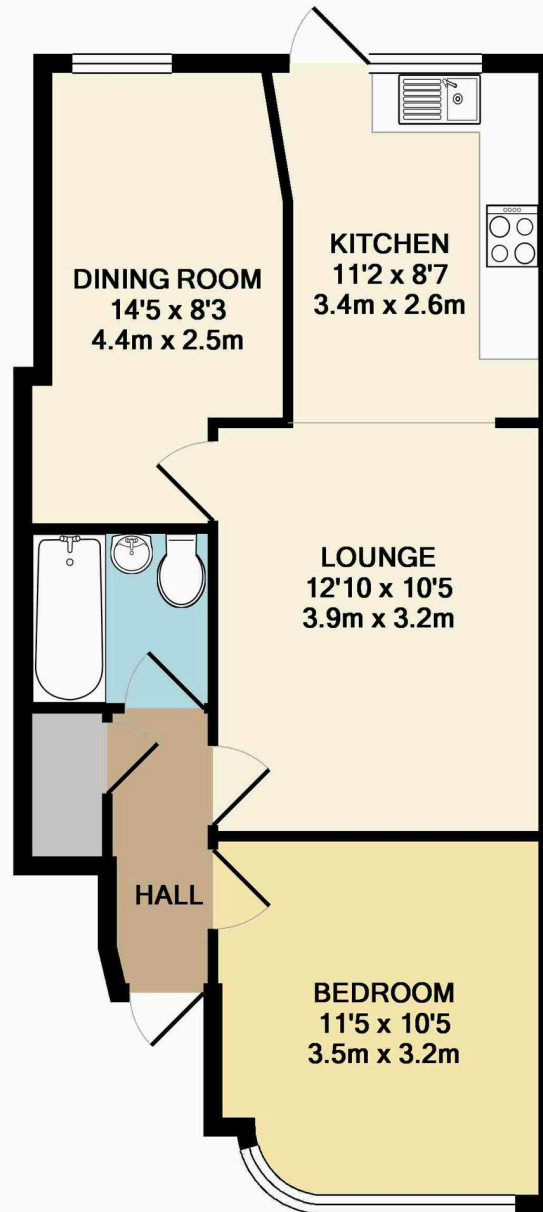
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- LARGE PRIVATE GARDEN
- ONE PARKING SPACE
- SHARE OF FREEHOLD
- CHAIN FREE
- EXCELLENT CONDITION THROUGHOUT
- NEAR TO RAYNERS LANE HIGH STREET







TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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