



EST 2004  
**ElliotLee**

**131a Leamington Crescent, Harrow - HA2 9HJ**

Guide Price **£550,000**





## 131a Leamington Crescent

Harrow,

- MODERN TERRACED HOUSE IN A SOUGHT-AFTER LOCATION
- BRIGHT AND AIRY LOUNGE WITH AMPLE NATURAL LIGHT
- MODERN FITTED KITCHEN WITH PLENTY OF STORAGE SPACE
- THREE BEDROOMS WITH STORAGE SPACE
- TWO BATHROOMS INCLUDING DOWNSTAIRS SHOWER ROOM AND SEPERATE GUEST W/C
- CENTRAL GAS HEATING
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN, IDEAL FOR OUTDOOR RELAXATION OR ENTERTAINING
- REAR GARDEN STORAGE SHED FOR EXTRA STORAGE SPACE
- EASY ACCESS TO CENTRAL LINE (NORTHOLT & SOUTH RUISLIP) AND METROPOLITAN/PICCADILLY LINES AT EASTCOTE WITH DIRECT LINKS INTO CENTRAL LONDON

Charming 3-bed terraced home in popular area. Spacious living, modern kitchen, 3 bathrooms, gas heating, driveway, private garden. Ideal for commuting with nearby tube stations. Close to amenities and schools.

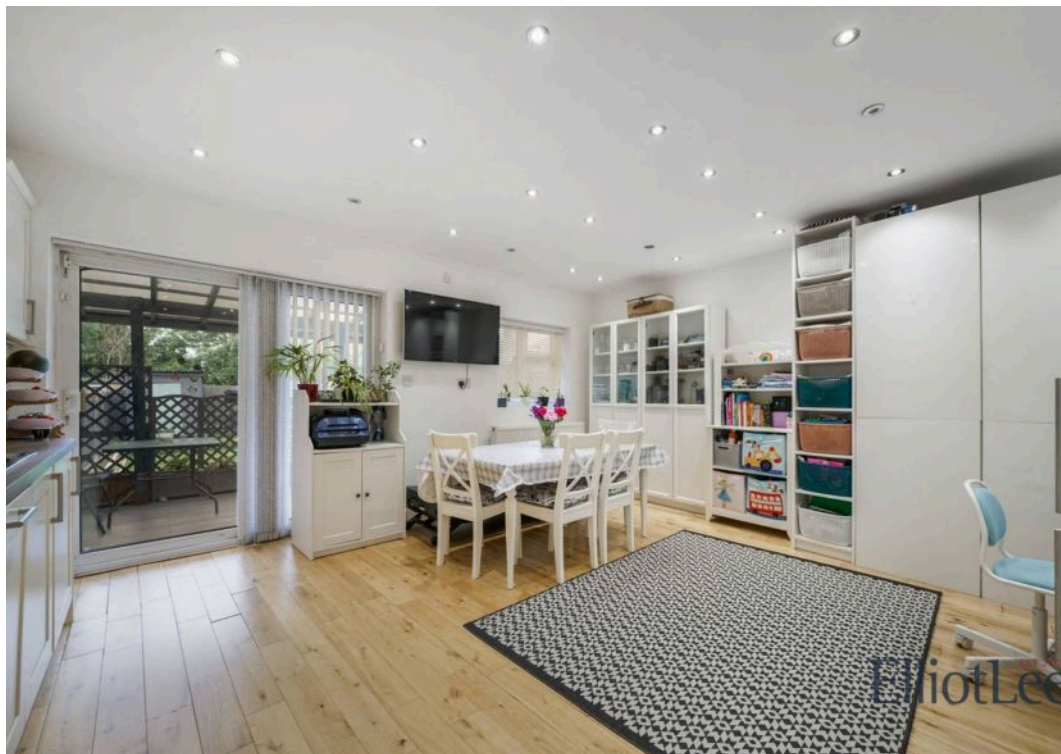
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



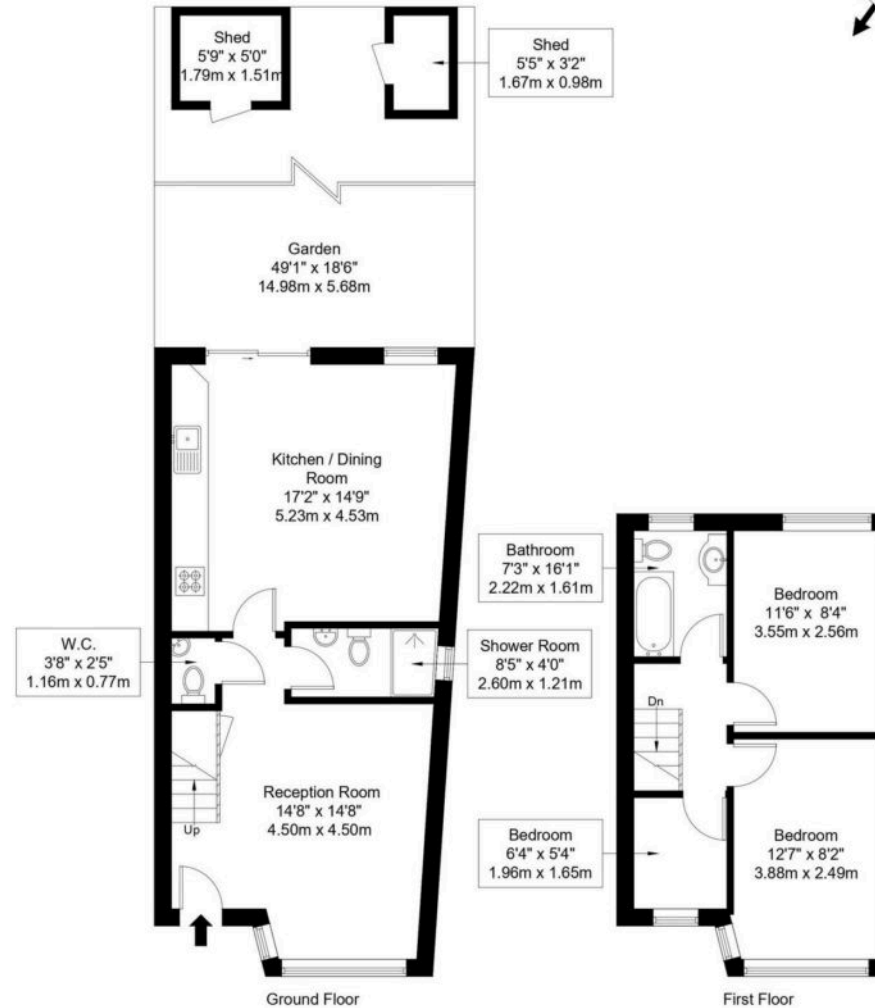


# Leamington Crescent, HA2 9HJ

Approx Gross Internal Area = 83 sq m / 893 sq ft

Sheds = 4.34 sq m / 47 sq ft

Total = 87.34 sq m / 940 sq ft



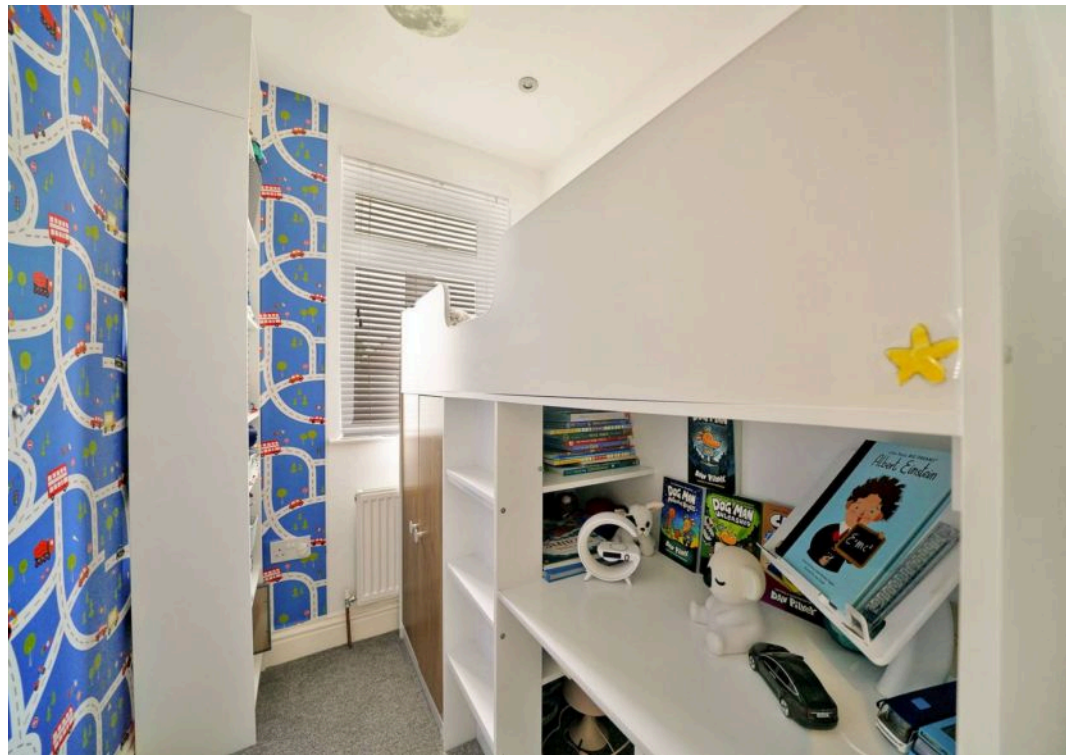
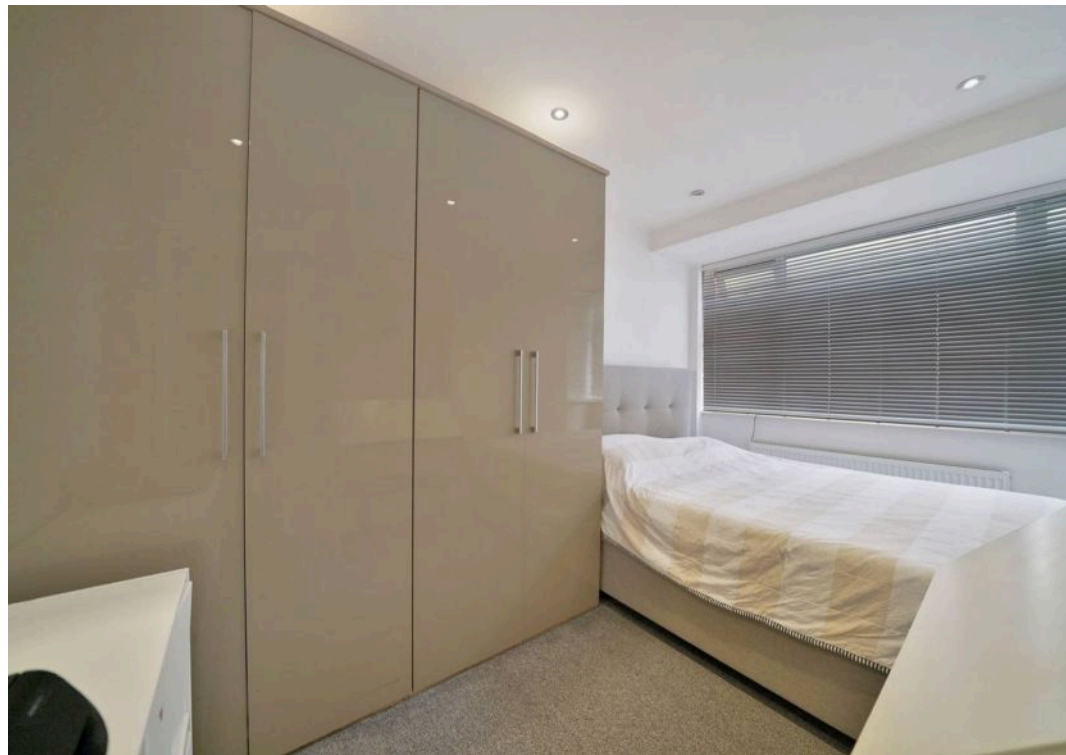
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