



ElliotLee EST 2004

131a Leamington Crescent, Harrow - HA2 9HJ

Guide Price £550,000

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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 (NORTHLAND & SOUTH RUISLIP) AND METROPOLITAN/PICCADILLY LINES AT EASTCOTE WITH DIRECT LINKS INTO CENTRAL LONDON

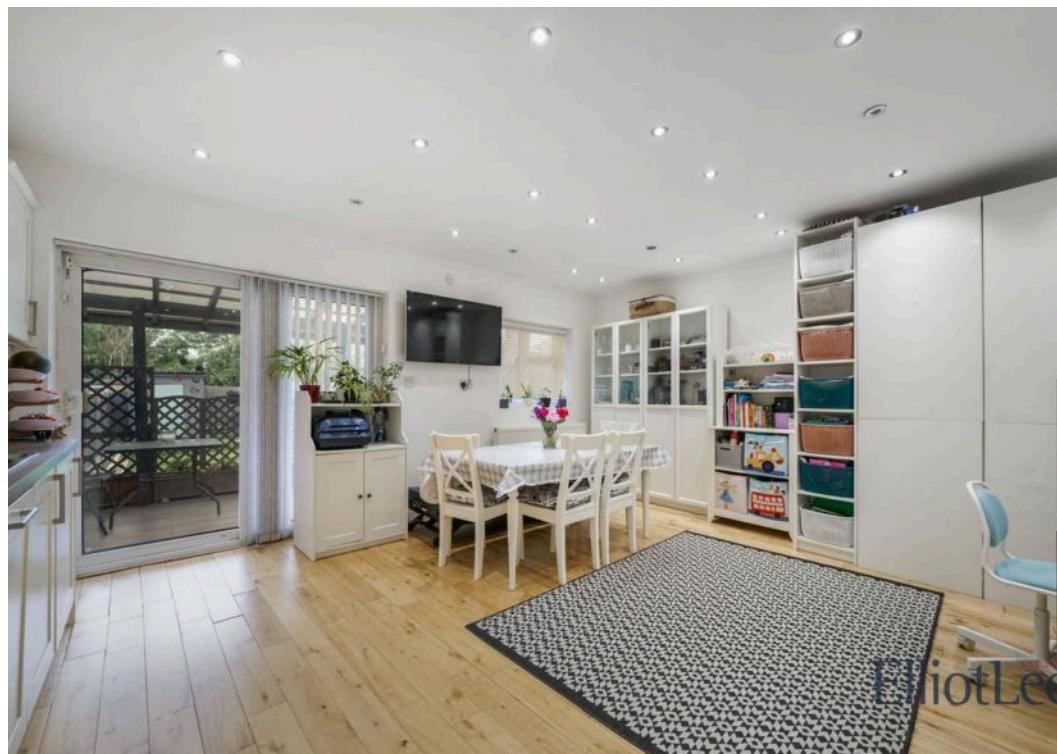
Charming 3-bed terraced home in popular area. Spacious living, modern kitchen, 3 bathrooms, gas heating, driveway, private garden. Ideal for commuting with nearby tube stations. Close to amenities and schools.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

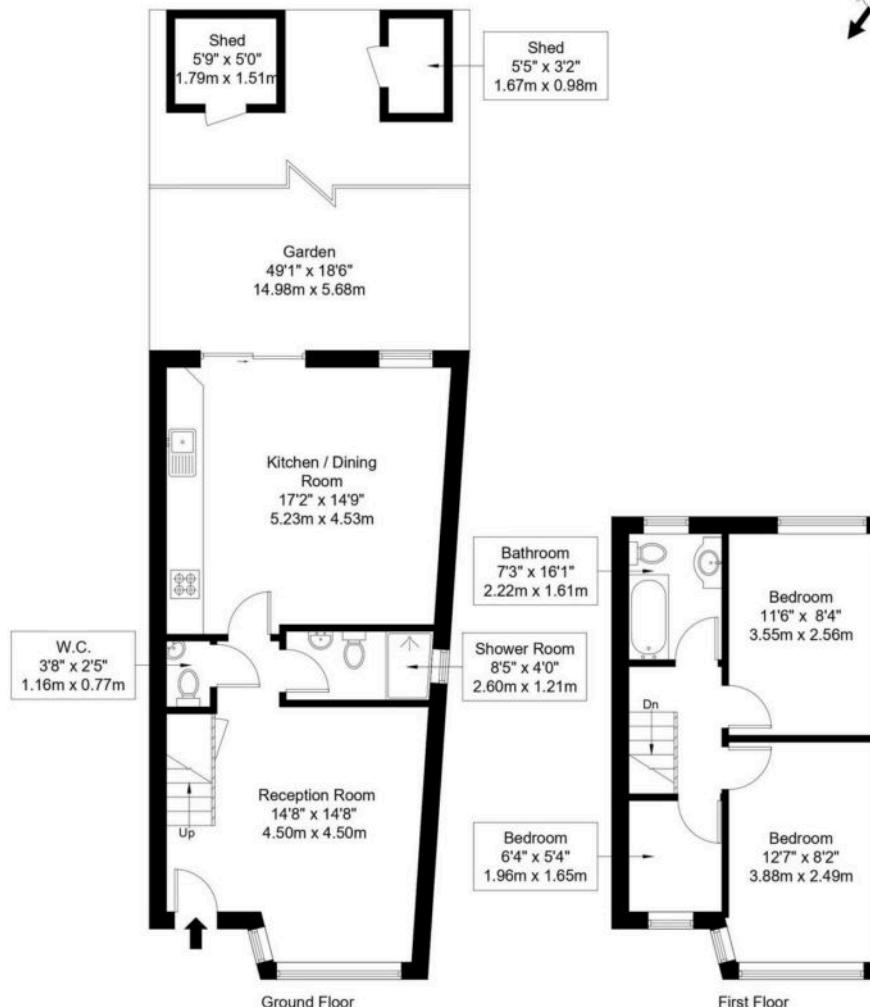


Leamington Crescent, HA2 9HJ

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



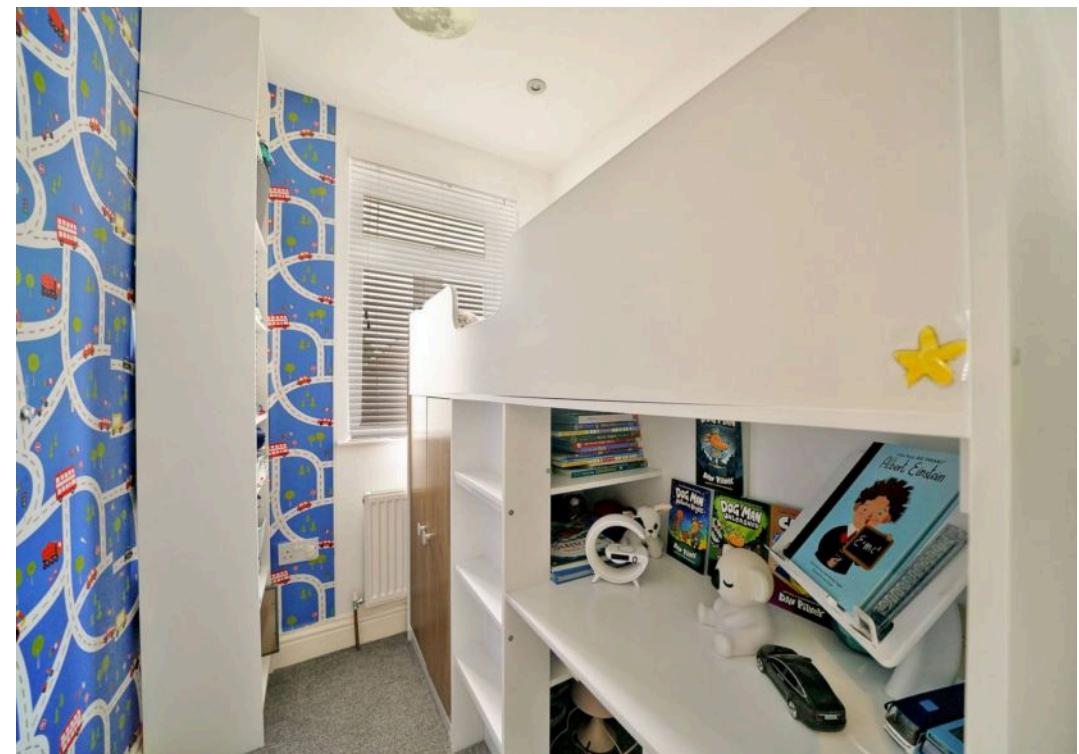
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PLAN**

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. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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