



EST 2004  
**ElliotLee**

47 Lucas Avenue, Harrow - HA2 9UH

In Excess of £545,000





## 47 Lucas Avenue

Harrow

- TERRACED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- MODERN GALLEY KITCHEN
- THREE WELL-SIZED BEDROOMS
- LARGE WINDOWS FOR NATURAL LIGHT
- HARDWOOD FLOORING
- DOUBLE GLAZING AND CENTRAL GAS HEATING
- LARGE REAR GARDEN
- WALKING DISTANCE FROM NEWTON FARM NURSERY AND HARMONY NURSERY
- CLOSE TO RAYNERS LANE AND SOUTH HARROW TRAIN STATION

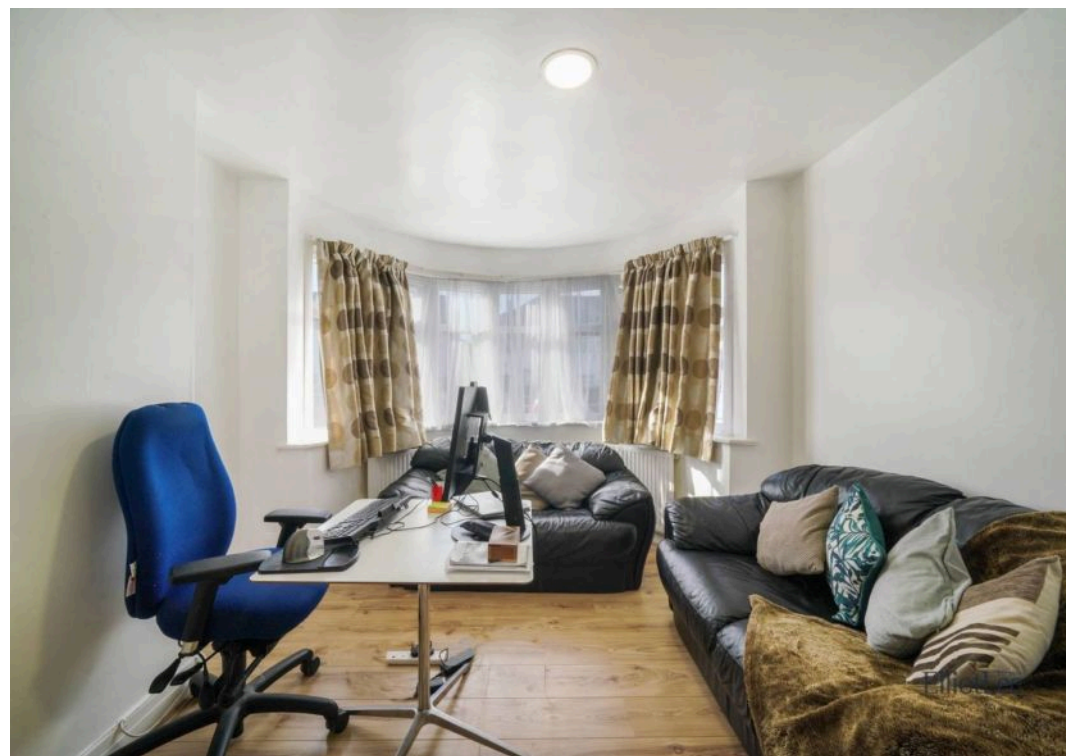
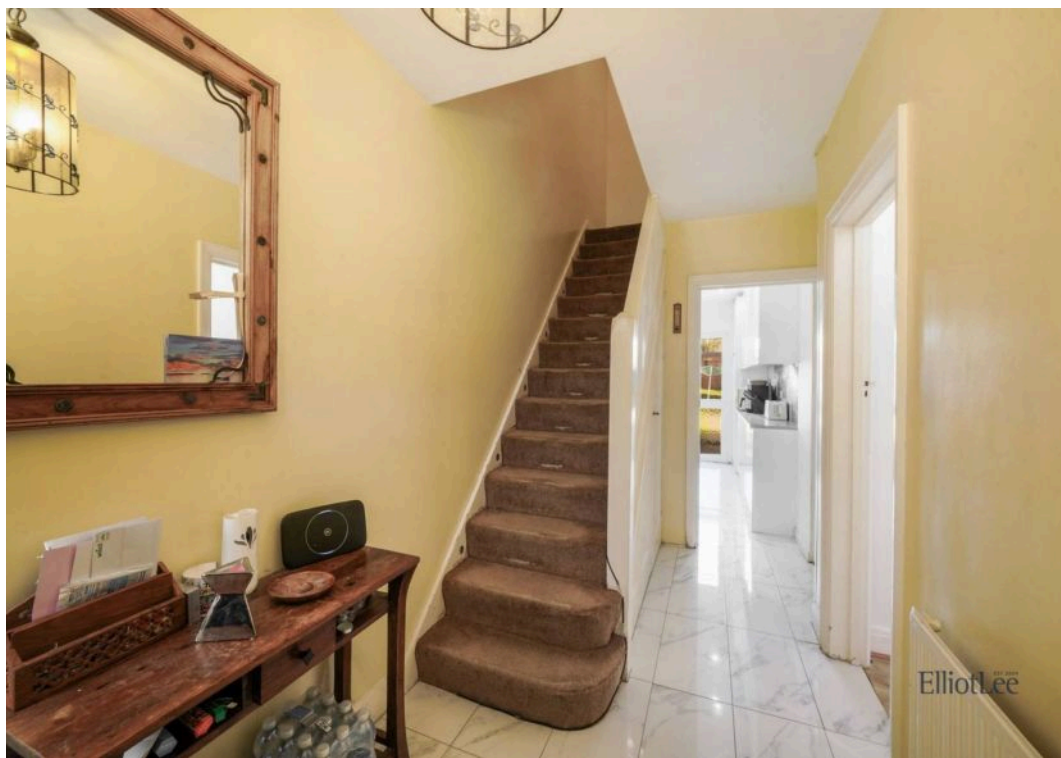
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



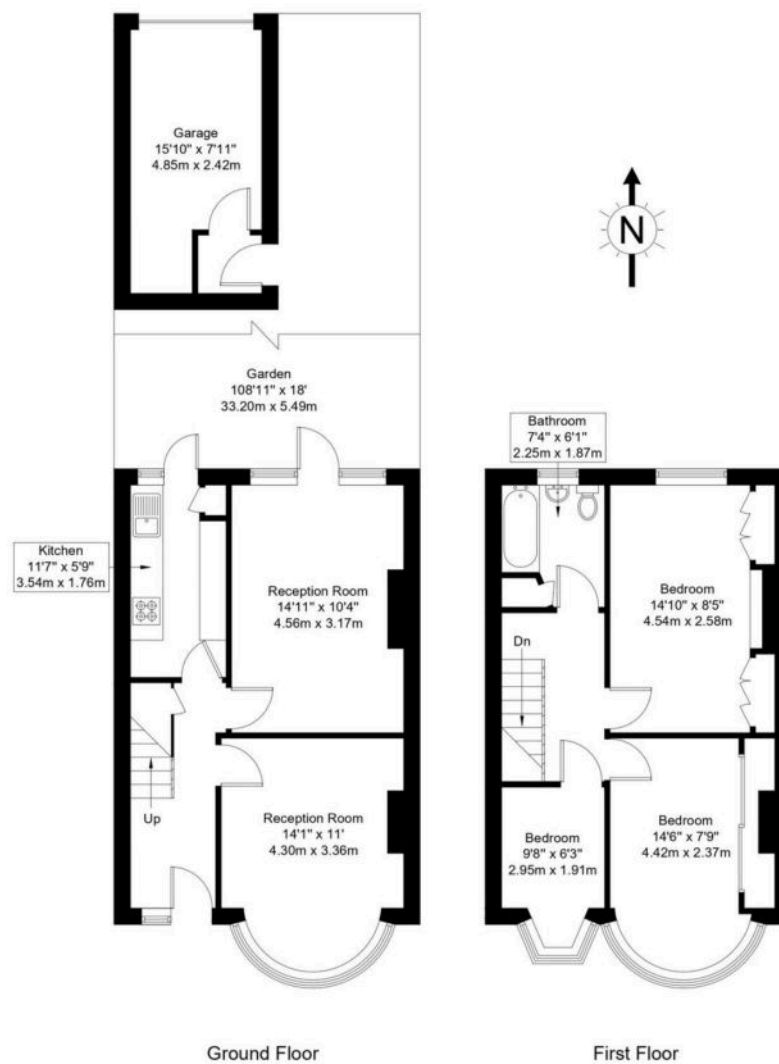


# Lucas Avenue, HA2 9UH

Approx Gross Internal Area = 83.5 sq m / 899 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 95.2 sq m / 1025 sq ft



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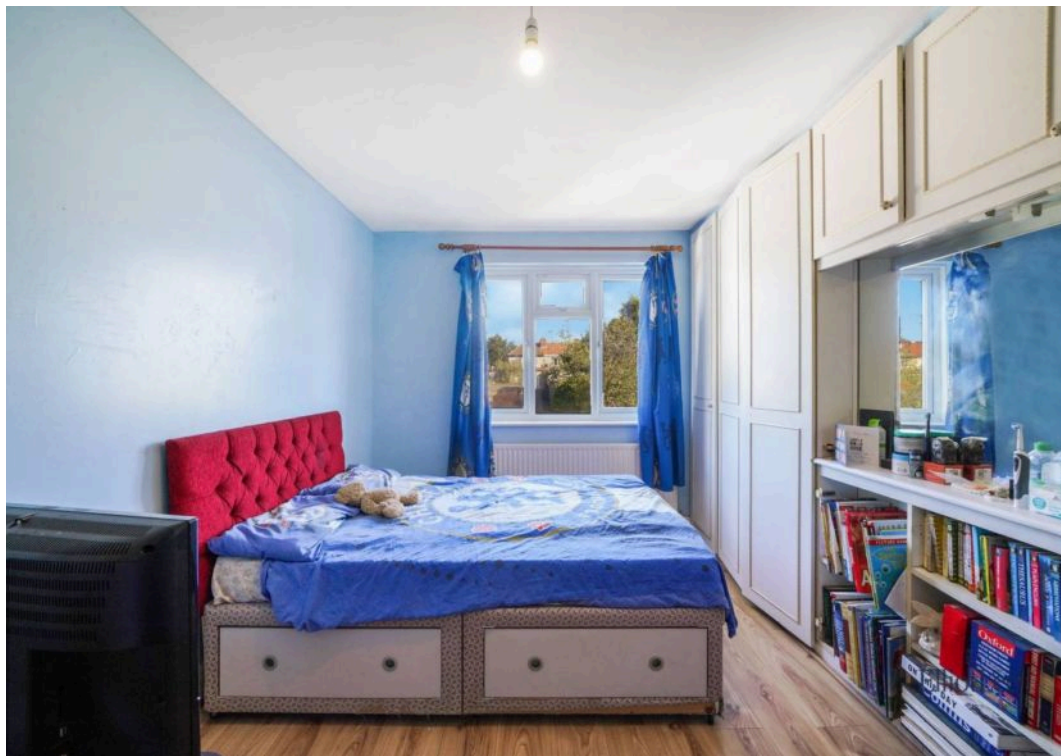
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**B L E U**  
**P L A N**

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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