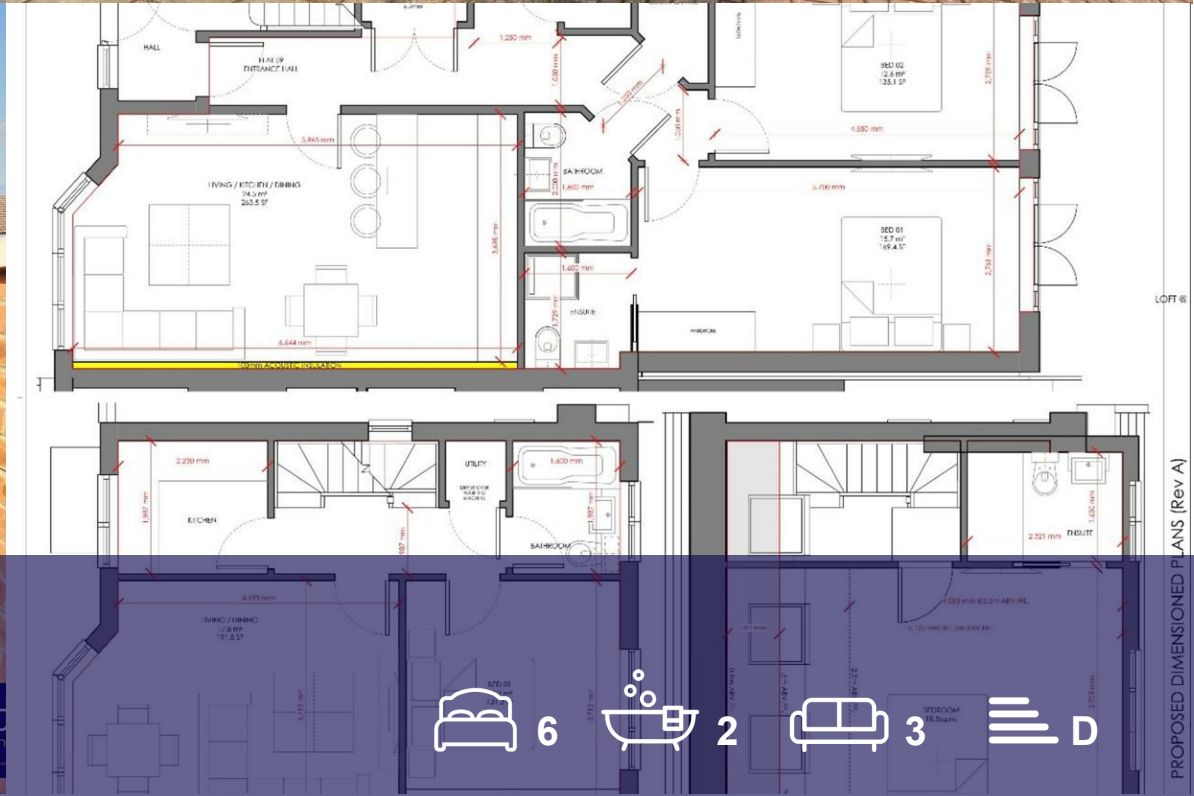




Manor Road, Harrow, HA1 2PF

Asking Price £1,175,000

6 2 3 D

PROPOSED DIMENSIONED PLANS (Rev A)

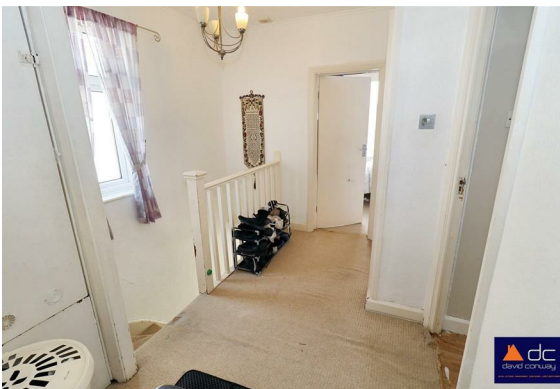
Manor Road, Harrow, HA1 2PF

Rare opportunity to acquire two adjoining semi-detached houses on Manor Road, Harrow (HA1 2PF), offered together for £1,300,000. Spanning approx. 2,257 sq ft, the properties offer six bedrooms, three reception areas, two bathrooms, and private gardens—ideal for multi-generational living or investment. The first house includes a through lounge, second reception, fitted kitchen, utility, three bedrooms, and a tiled bathroom. The second offers an open-plan lounge/diner, modern kitchen, three bedrooms, and family bathroom. Both benefit from gas central heating, double glazing, and planning permission for 2 x two-bedroom, two-bathroom flats (expires May & Sept 2026, subject to CIL). Located close to Kenton, Northwick Park, and Harrow-on-the-Hill stations, schools, shops, and Kenton Recreation Ground, this versatile freehold property offers superb potential in a well-connected location.

- Detached Houses
- Six Bedrooms
- Three Reception Areas
- Fitted Kitchens
- Tiled Bathrooms
- Private Gardens
- Off Street Parking
- Spanning approx. 2,257 Sq/ft
- Convenient Location Close To Transport Links, Schools & Local Amenities
- Planning Permission Has Been Granted For 2 x 2 Bedroom / 2 Bathroom Flats (as advised)

Council Tax Band: D

Freehold





INTERNALLY

This is a unique opportunity to acquire two well-presented properties being offered together, providing a wealth of living space and versatility for families, investors, or those seeking multi-generational living.

The first property is a three-bedroom spacious semi-detached house offering 1197sq/ft of living space, thoughtfully designed across two floors. The ground floor boasts a welcoming entrance, a generously sized through lounge perfect for relaxation and dining, and an additional reception room for added versatility. The fitted kitchen offers ample storage and workspace, along with a utility area and direct access to the garden. Upstairs, there are two well-proportioned double bedrooms with fitted wardrobes, a single bedroom, and a fully tiled family bathroom. The property benefits from gas central heating and double glazing throughout.

The second property is a three-bedroom home offering 1,060 sq/ft of living space with a bright and airy feel throughout. The open-plan lounge and dining area is ideal for entertaining, featuring a large front-aspect window and French doors leading to the garden. The well-equipped kitchen includes ample storage, a built-in oven with a gas hob, and dual-aspect windows. Upstairs, the home offers a spacious master bedroom with fitted wardrobes, a second double bedroom, and a versatile third bedroom that can serve as a guest room or home office. A generously sized family bathroom completes the layout. This property also benefits from double glazing and gas central heating.

LOCATION

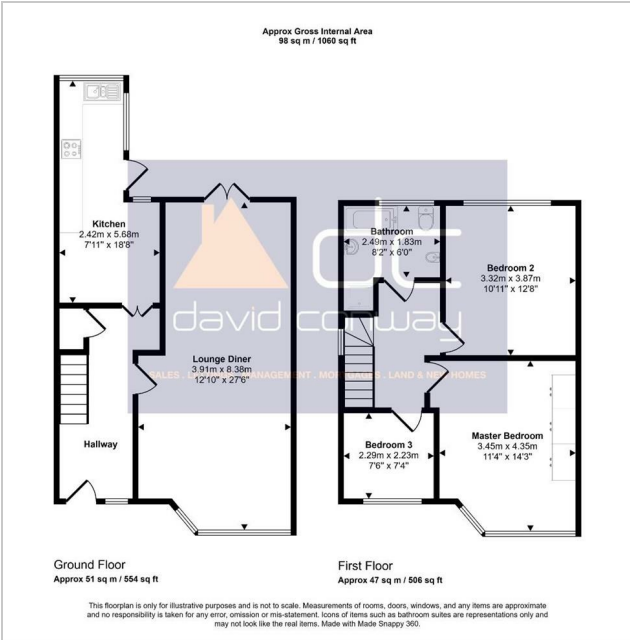
Located within walking distance to Kenton Road with a number of shops and amenities. There are also several transport links located near the flat. Kenton Underground Station is 0.5 miles away, Northwick Park Underground Station is 0.7 miles away and Harrow-on-the-Hill Station is 0.8 miles away. Kenton Recreation Park with its many amenities is just few minutes walk away (0.2 of a mile) Local schools included Elmgrove first and middle school and Harrow High School.

ADDITIONAL INFORMATION

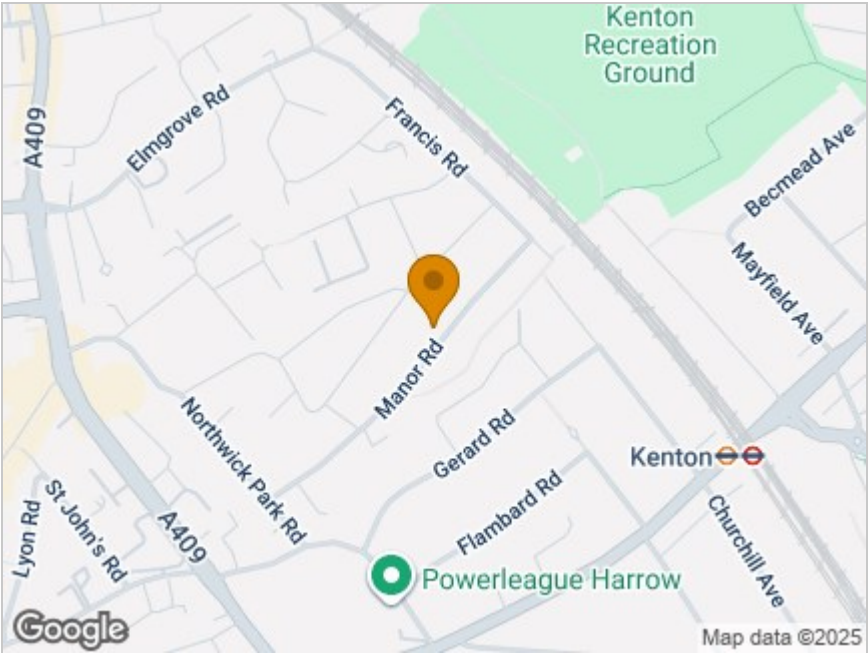
Planning permission has been granted for 2 x 2 bedroom/2 bathroom flats subject to CIL (Expires May 2026 & September 2026)



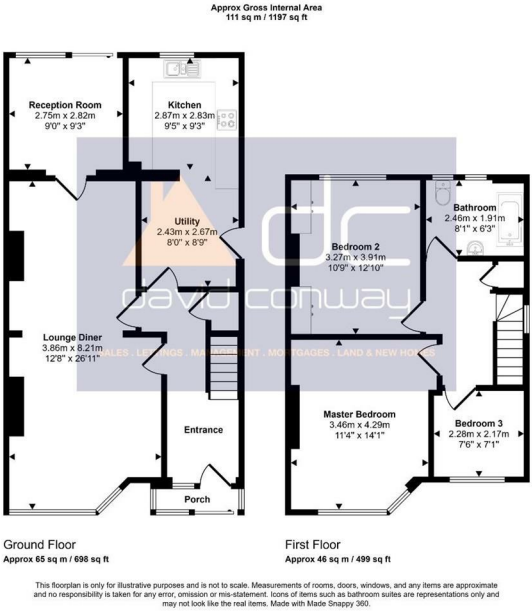
Floor Plan



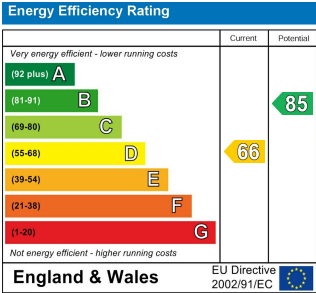
Area Map



Planning Permission Floorplan



Energy Efficiency Graph



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.