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Vaughan Road, Harrow, HA1 4DP

Asking Price £460,000

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# Vaughan Road, Harrow, HA1 4DP

Bright and well-presented first floor flat with a spacious reception/dining room, modern fitted kitchen opening to a private balcony, three bedrooms (two doubles plus a versatile third) and a contemporary bathroom. Long lease (approx. 151 years remaining) and Council Tax Band C.

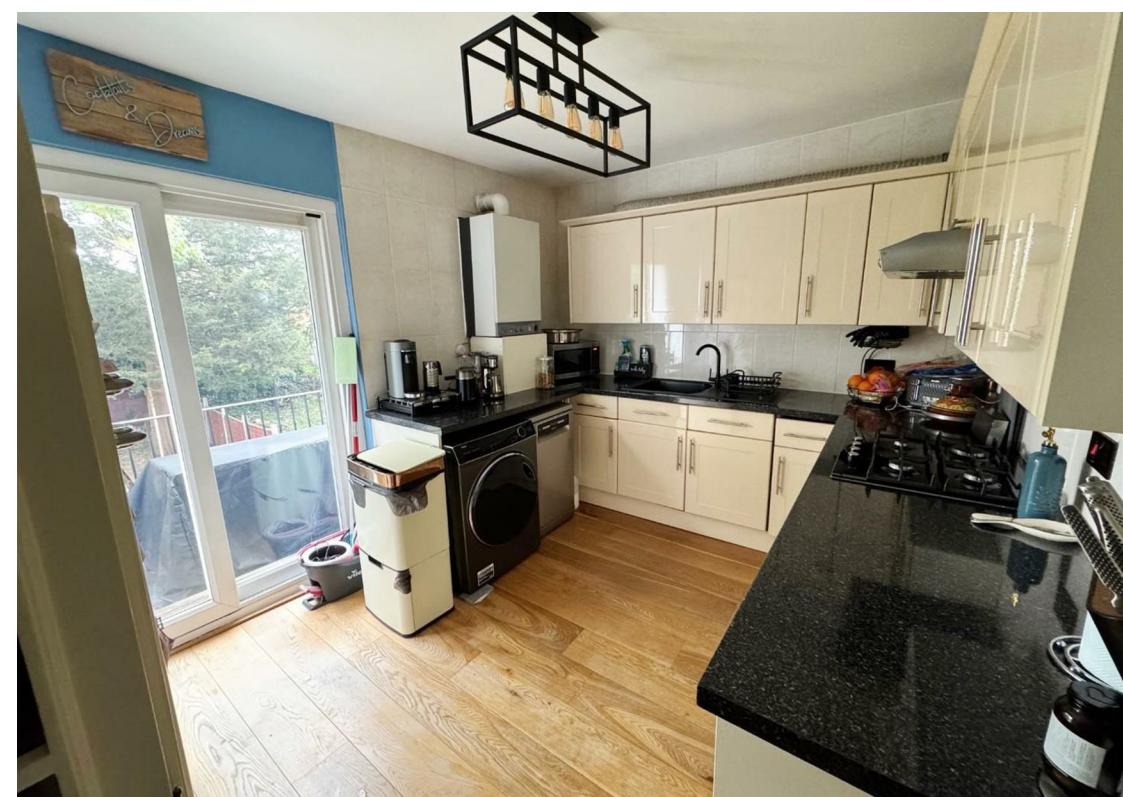
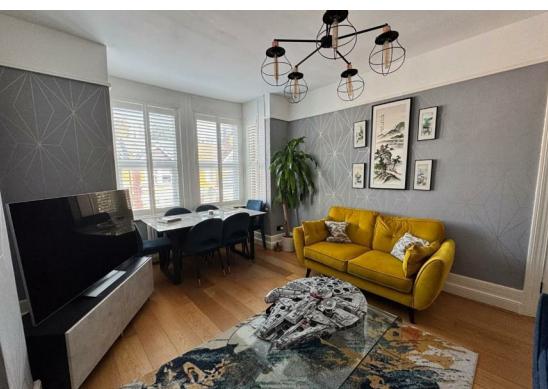
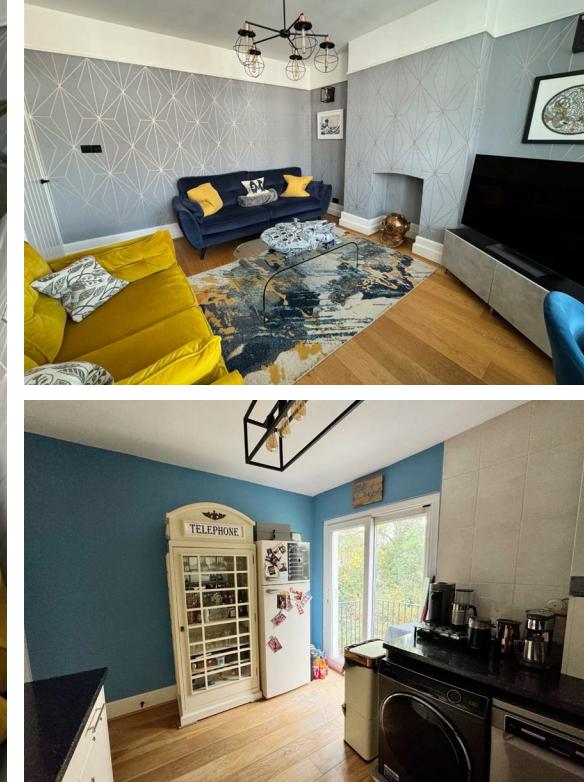
Superbly located about 550 yards from Harrow-on-the-Hill (Metropolitan line & Chiltern Railways) for fast links into London. Town-centre amenities are moments away, including St George's and St Anns shopping centres, cafés, gyms and supermarkets. Well-regarded local schools and nearby green spaces add to the appeal.

A smart, low-maintenance property offering a house-like feel—ideal for first-time buyers or buy-to-let investors in a consistently in-demand Harrow location.

- Private front entrance
- First Floor Flat
- Reception/Dining Room
- Fitted Kitchen
- Balcony off the kitchen
- Three Bedrooms
- Fully Tiled Family Bathroom
- 151 Lease Years Remaining
- Permit Parking
- Half A Mile From Harrow On The Hill Station & Town Centre

## Council Tax Band: C

Leasehold





**INTERNALLY**  
This property features a welcoming private entrance hall with stairs leading up to the first floor. The spacious living room provides a bright spacious area with wooden floors that run through to the the modern fitted kitchen. The fully tiled kitchen offers ample storage and workspace with matching wall and base units, a built under oven and a gas hob with extractor over it. The kitchen opens directly onto a small private balcony. There are three bedrooms in total – two doubles and a versatile third bedroom that could alternatively serve as a home office or nursery. The modern family bathroom is conveniently positioned off the central landing with a bathtub with shower over, WC and vanity wash basin.



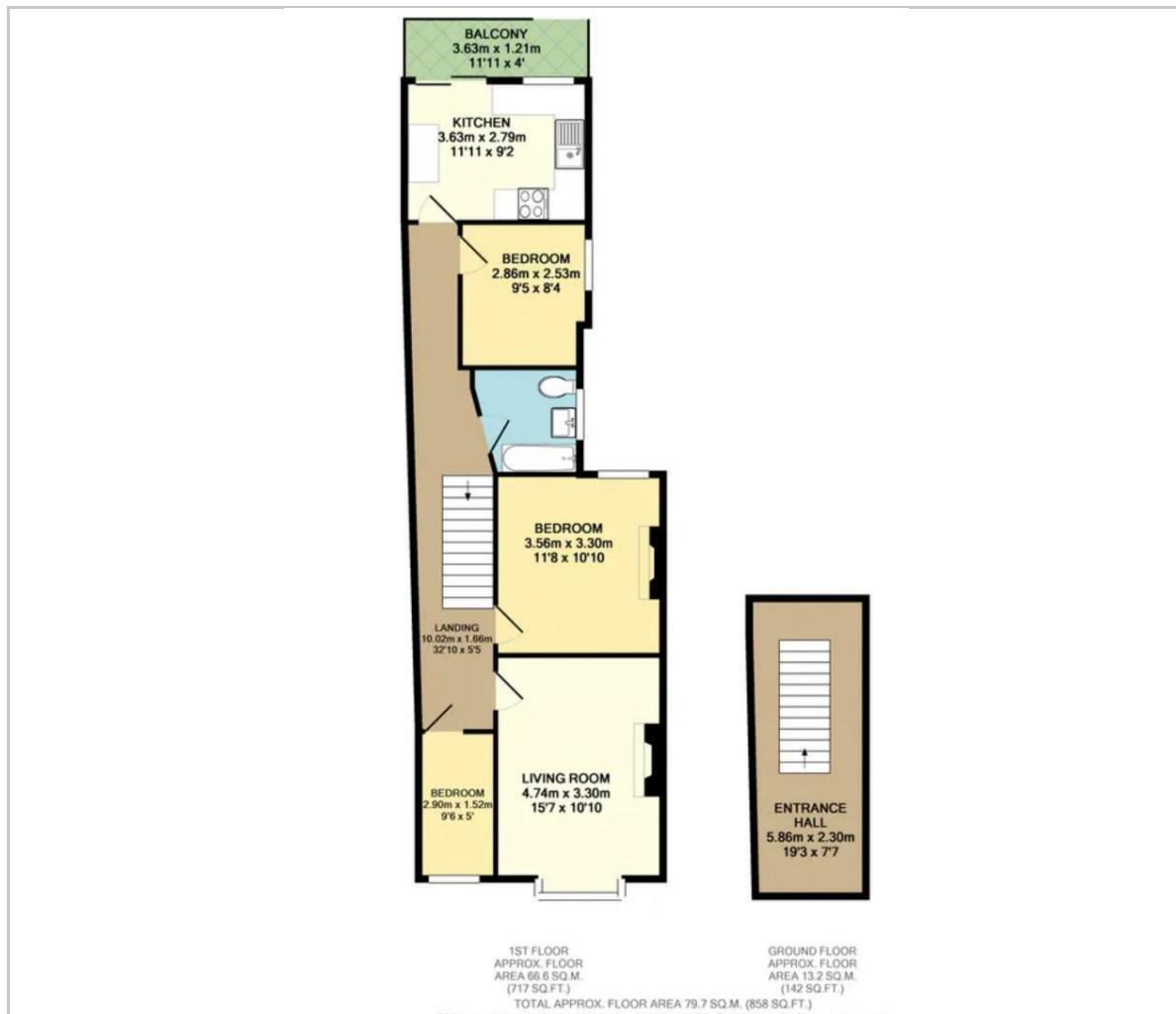
**EXTERNALLY**  
Private balcony, Permit parking available.

**LOCATION**  
The location benefits from excellent transport links, with Harrow-on-the-Hill Station just a short walk away, providing both Metropolitan line and Chiltern Rail services. Local amenities include cafés, gyms and a wide choice of shops along Harrow town centre including Marks & Spencers, St George's and St Ann's shopping centres. Close by supermarkets include Morrisons, Tesco and Lidl. Nearby schools including St Anselm's Catholic Primary, Vaughan Primary, The Jubilee Academy, Whitmore High School, and Nower Hill High School, all noted for solid reputations.

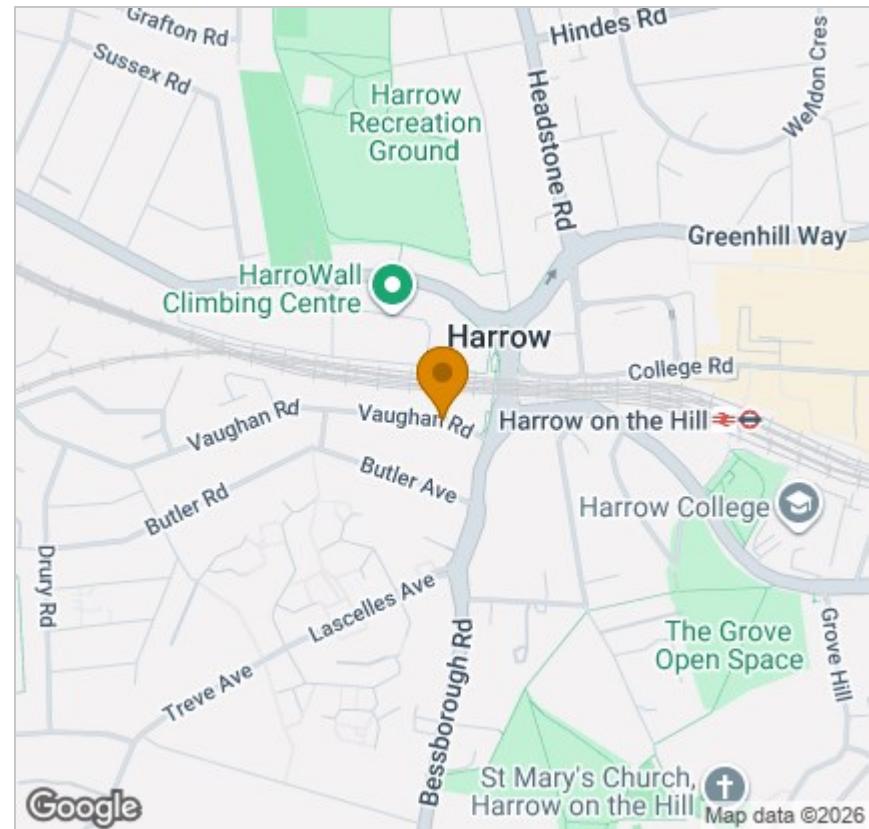
**ADDITIONAL INFORMATION**  
Council Tax C - £2130  
Lease Years Remaining - 151 Years



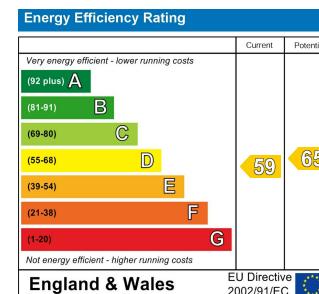
## Floor Plan



## Area Map



## 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.

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