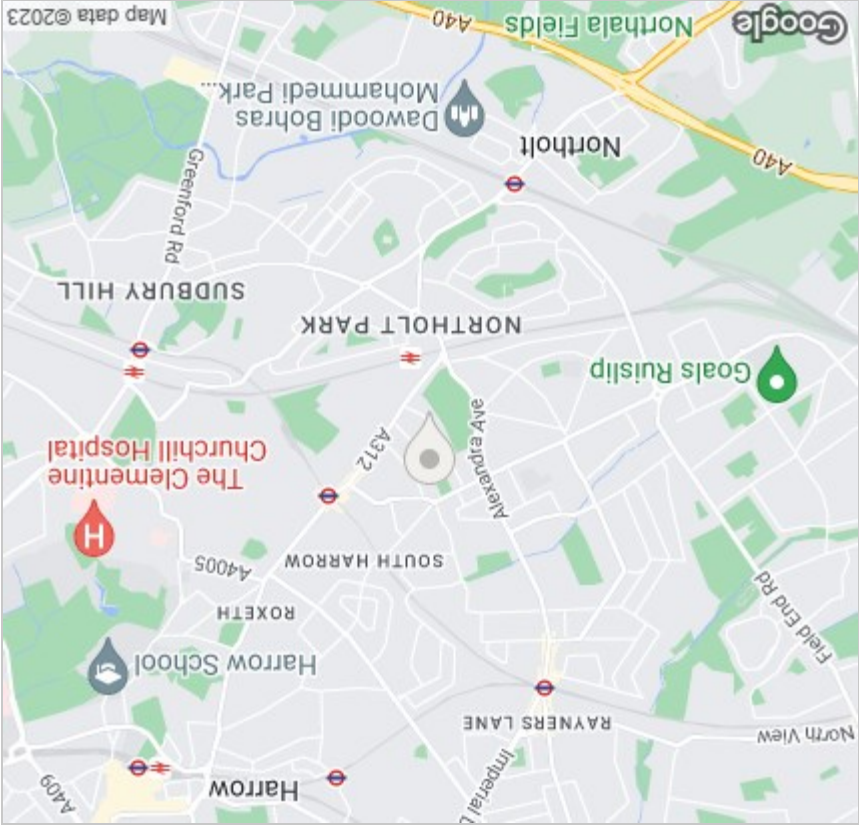


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (10-15)
Energy efficient - lower running costs	B (16-20)
Decent energy efficiency - lower running costs	C (21-25)
Decent energy efficiency - higher running costs	D (26-30)
Less energy efficient - higher running costs	E (31-35)
Less energy efficient - higher running costs	F (36-40)
Least energy efficient - higher running costs	G (41-45)
Very least energy efficient - higher running costs	H (46-50)

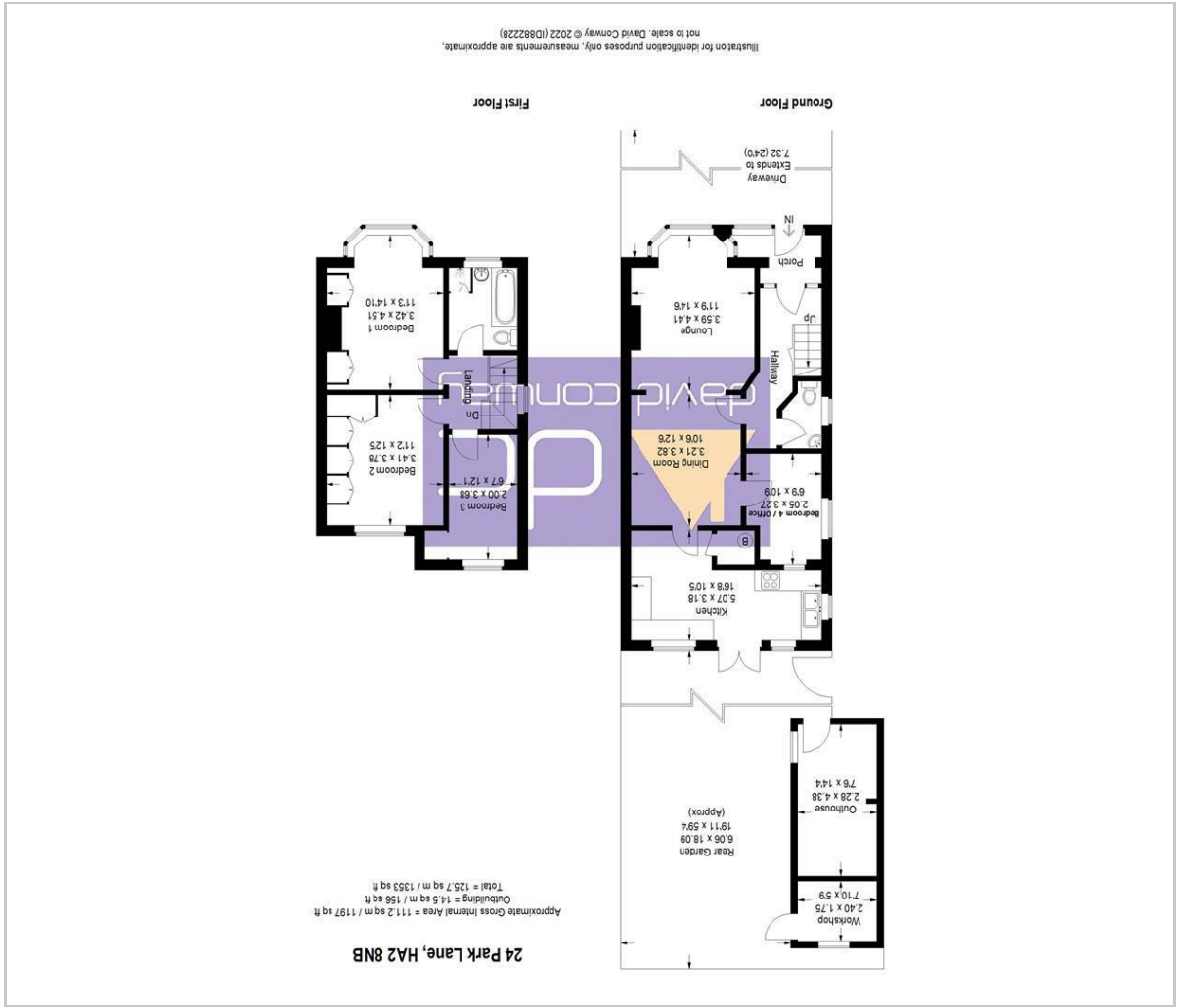
Energy Efficiency Graph



Area Map

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.

Viewing



Floor Plan



Park Lane, South Harrow, HA2 8NB

Guide Price £600,000



**Park Lane, South Harrow,
HA2 8NB**

This larger than average house benefits from a ground floor extension and boasts four bedrooms. Set on one of South Harrow's most popular roads. With office space to the rear of the garage ideal for those working from home the property is marketed with no upper chain. Book early to avoid disappointment.

- Semi Detached House
- Four Bedrooms
- Through Lounge
- Kitchen
- Family Bathroom
- Downstairs W/C
- Garden with Outbuilding
- Garage
- Off Street Parking For Multiple Cars
- Double Glazing



INTERNALLY

This is a four bedroom semi detached house. The front door of this property leads into porch area with door into hallway with stairs to the first floor landing. Doors off the hallway lead into a downstairs w/c, through lounge with front aspect large bay window and dining room area with door off into a small bedroom/study and door into kitchen. The kitchen has matching wall and base units, ample worktop space, built in double oven and gas hob with extractor fan over. There are patio doors which lead out in the garden. Stairs up to the first floor landing with access to loft for storage and doors leading off landing compromise of three bedrooms, two doubles, one single and a family bathroom with panel enclosed bath, enclosed shower unit, wash basin, w/c and heated towel rail.

EXTERNALLY

The front of the property has off street parking for multiple cars. The rear garden is split into two sections, the first section is fully paved and the second section is laid with lawn????

LOCATION

Park Lane is situated approximately 0.3 miles from Northolt Road which has a number of local shops and amenities. Northolt Park Rail Station is approximately 0.5 miles away and South Harrow's Piccadilly Line Tube and bus station is 0.6 miles away. Local schools include The Welldon Park Academy, Heathland School and Rooks Heath College all 0.4 miles away and Harrow Independent College 0.5 miles away.

Council Tax Band E - £2,495

