



MERIVALE ROAD, HA1
£490,000 FREEHOLD

PRICED TO SELL!

Tenure: Freehold
Council Tax Band: D
EPC Rating: D

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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DESCRIPTION:

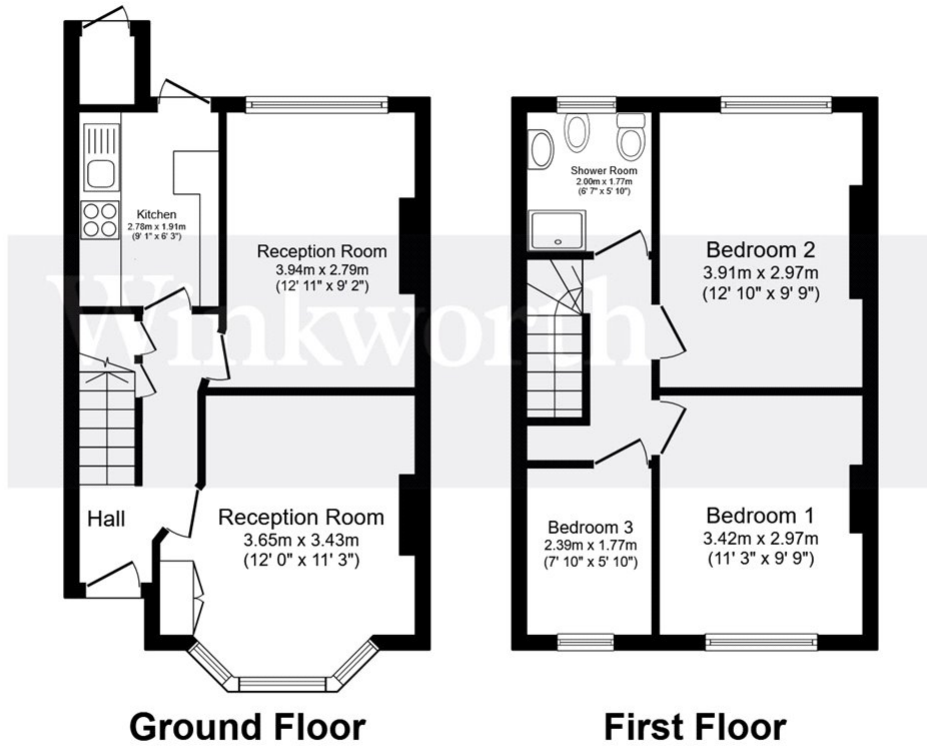
Requiring some internal modernisation to unlock its full potential, this three bedroom mid terrace family home is perfect for the growing family seeking a home to put their own stamp on.

The property briefly comprises; an entrance hallway, two reception rooms and kitchen with a single door leading to the rear garden. Following up to the first floor are three bedrooms and a four-piece family bathroom. Externally, there is a private rear garden perfect for dining and entertaining during the warm summer months.

Merivale Road is located close to West Harrow Station (Metropolitan Line) which provides a fast service into the heart of London. Nearby are Vaughan Primary School, Shaftesbury Circle and Harrow on the Hill's local amenities.







Total floor area 72.9 m² (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
62	89
England, Scotland & Wales	
EU Directive 2002/91/EC	



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