



**MERIVALE ROAD, MIDDLESEX, HA1**  
**OIEO £525,000 FREEHOLD**

**CALLING ALL FIRST TIME BUYERS!**

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

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



### DESCRIPTION:

Winkworth Harrow are proud to introduce this gem of a property in the market.

Nestled in the heart of Central Harrow is this charming three bedroom terraced house.

The property boasts bright, light-filled interiors and neutral hues, displaying a sense of modernity and serenity. The well-proportioned rooms offer ample space for both relaxation and entertainment. The kitchen is thoughtfully designed, featuring modern appliances and plenty of storage options.

Situated in a sought-after location, this property benefits from excellent transport links, local amenities, and reputable schools within close proximity.

Whether you are a growing family seeking a comfortable home or a keen investor looking to expand your portfolio, this property offers an ideal opportunity to create lasting memories in a homely environment.







Total floor area 82.1 m<sup>2</sup> (884 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](http://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			
(92)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	