



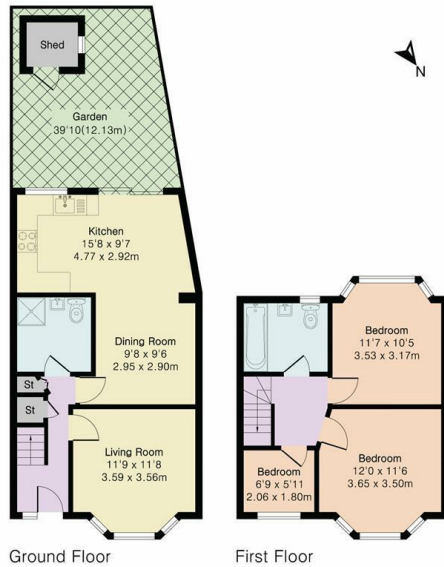
Dudley Road, Harrow, HA2 0PR

Asking Price £580,000



Floor Plan

Approximate Gross Internal Area 922 sq ft - 85 sq m
 Ground Floor Area 520 sq ft - 48 sq m
 First Floor Area 402 sq ft - 37 sq m

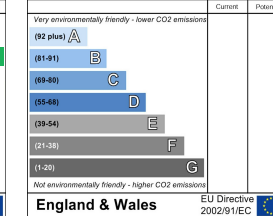
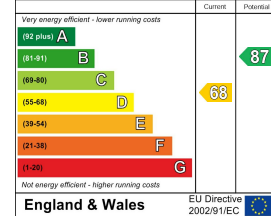


Daniels are pleased to present this excellent opportunity to acquire a three-bedroom, two-bathroom end-of-terrace home, offered with the added benefit of no onward chain. The property has been enhanced by a ground floor extension and features two reception rooms, with the rear reception opening onto a private, south-facing garden — ideal for relaxing and entertaining. Early viewing is highly recommended.

Dudley Road is a sought-after residential location in South Harrow, just moments from West Harrow. The area is well served by highly regarded schools, including Whitmore School on Roxeth Green Avenue and Grange Primary School nearby. Excellent transport links are within easy reach, with both South Harrow (Piccadilly Line) and West Harrow (Metropolitan Line) stations approximately half a mile away.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

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