



**Leamington Crescent, South Harrow**

**£550,000 Freehold**

**This three bedroom family home is to be sold with the benefit of no upper chain. Located within a short walk of Rayners Lane (Piccadilly and Metropolitan Line) and South Ruislip (Central and Chiltern Line) train stations, this property is also within the catchment of several schools rated outstanding by Ofsted. Benefits include a garage to the rear, double glazed windows and a gas central heating system.**

**EPC Rating: C**

**Council Tax Band: D**

- Three Bedroom Home • No Upper Chain • Garage To Rear • Double Glazed Windows • Gas Central Heating • Close to Schools and Trains



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### **FURTHER DETAILS**

The accommodation comprises of a through lounge and kitchen on the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is off street parking to the front and a garage to the rear.

### **LOCATION**

Leamington Crescent is a quiet residential road, conveniently located close to a range of local amenities, highly regarded schools, and excellent transport links. Both Rayners Lane and South Ruislip stations are within easy reach, providing swift access into Central London via the Metropolitan, Piccadilly, and Central lines, as well as Chiltern Rail services. The area also benefits from nearby parks, shopping facilities, and easy access to the A40 and M25.

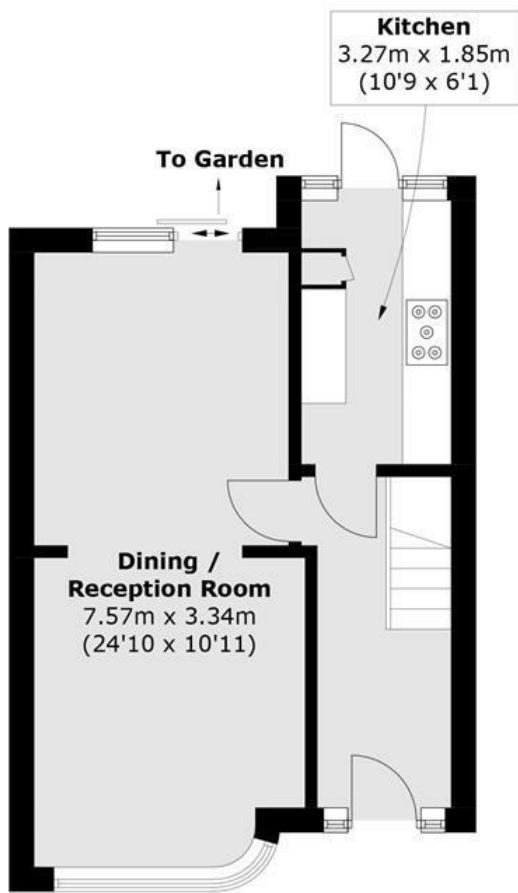
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

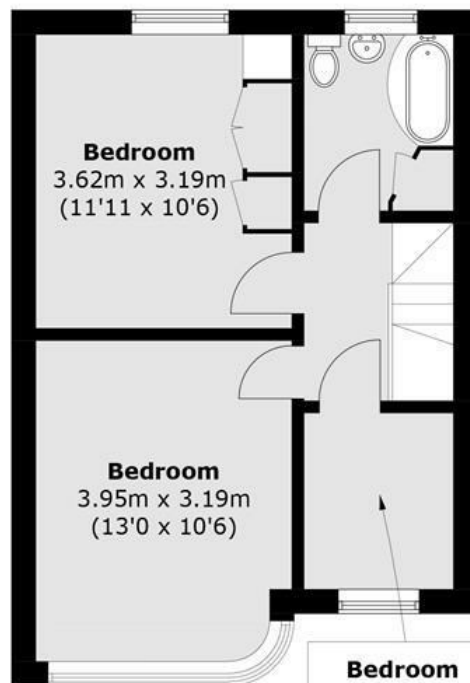
### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

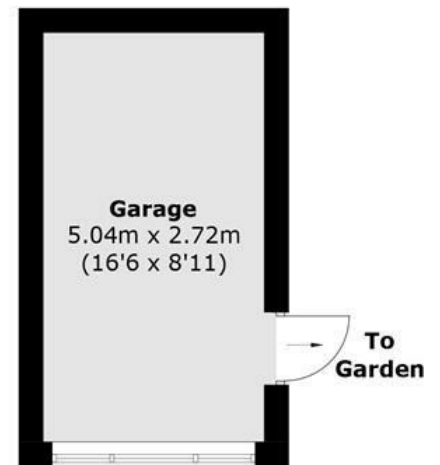




**Ground Floor**



**First Floor**



**(Not Shown In Actual Location / Orientation)**

Total area (approx.): 76.3 sq. m (821.2 sq. ft)  
Garage: 13.8 sq. m (148.5 sq. ft)