



Gerard Road, Harrow

£1,200,000 Freehold

Situated in one of Harrow's most prestigious locations, this substantial detached residence offers a rare opportunity to acquire a family home with immense scope for extension and improvement (subject to the usual consents). The property is offered for sale with no upper chain and provides well-balanced accommodation arranged over two floors, including two reception rooms plus a sun lounge, a fitted kitchen, and a guest cloakroom. The first floor comprises four bedrooms and a family bathroom. Externally, the house enjoys a large and mature rear garden, whilst to the front there is an integral garage complemented by a further car port, offering excellent off-street parking. This outstanding home represents an exceptional purchase for those seeking a substantial property with superb potential, set in a highly desirable residential setting.

EPC Rating: E
Council Tax Band: G

• Substantial Detached Home • One of Harrow's Finest Locations • Great Potential To Extend • Integral Garage Plus Further Car Port • Large Rear Garden • Four Bedrooms • Two Reception Rooms Plus Sun Lounge • No Upper Chain



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FURTHER DETAILS

The accommodation is entered via a spacious entrance hall with a turning staircase rising to the first floor. The ground floor offers two generous reception rooms, a bright sun lounge, kitchen, guest cloakroom, and internal access to the integral garage. To the first floor, there are four bedrooms, a family bathroom, and a separate W.C. Externally, the property boasts an expansive rear garden, while the front features a private driveway leading to both the garage and car port, providing ample off-street parking.

LOCATION

Gerard Road is considered one of the areas finest roads. It is located within walking distance of Harrow's town centre, with its Metropolitan and Chiltern Line train station. Within ten minutes walk, Kenton & Northwick Park stations are served by the Lioness Overground, Bakerloo & Metropolitan Underground services. A selection of excellent private and public schools are also close as are excellent shopping and leisure facilities.

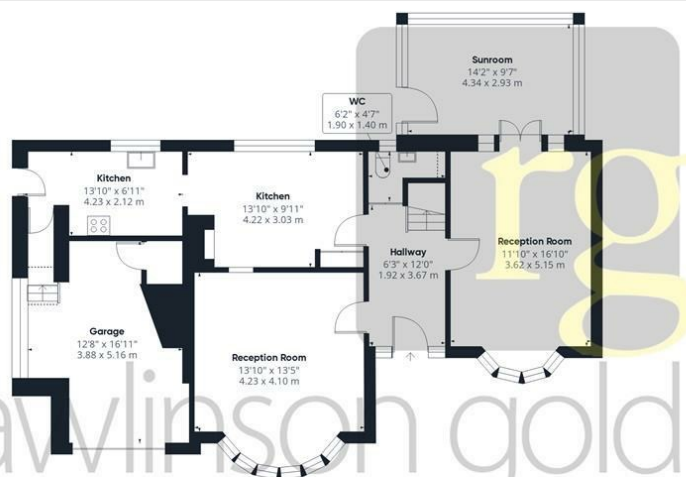
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.

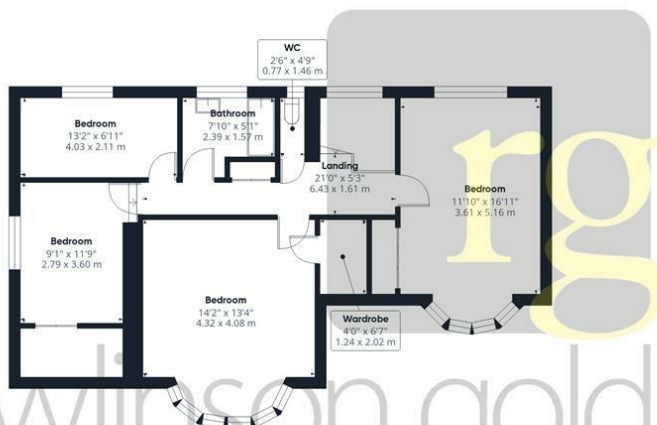
FREE MARKET APPRAISAL

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Ground Floor



Floor 1

Approximate total area^m

1945 ft²
180.9 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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