



**Vaughan Rd, Harrow**

**£375,000 Leasehold**

**A spacious two-bedroom ground floor flat benefiting from its own section of the rear garden plus the front garden, and is ideally situated within walking distance of both Harrow-on-the-Hill and West Harrow Metropolitan Line stations. Offered for sale with a long lease of approximately 160 years and available with no onward chain, this well-presented property represents an excellent opportunity for first-time buyers and investors alike. Generously proportioned throughout and conveniently located close to local amenities and transport links, it offers comfortable living accommodation together with strong rental investment potential.**

**EPC Rating: D  
Council Tax Band: C**



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### **FURTHER DETAILS**

The accommodation comprises a spacious reception room, two well-proportioned bedrooms, a kitchen/diner, and a family bathroom. Externally, the property benefits from its own section of the rear garden as well as a front garden, providing valuable outdoor space.

### **LOCATION**

Vaughan Road is conveniently situated within a short walk of Harrow's vibrant town centre, offering an excellent range of shopping, leisure and transport facilities. Nearby are the comprehensive shopping amenities of St Ann's and St George's Shopping Centres, together with supermarkets including Tesco and Morrisons, a multi-screen cinema, restaurants, cafés and several fitness centres.

The property is well placed for commuters, being within walking distance of both Harrow-on-the-Hill and West Harrow Metropolitan Line stations, with Harrow-on-the-Hill also providing Chiltern Railways services.

Families are well catered for, with a selection of highly regarded schools nearby, including Vaughan Primary School. The area combines excellent connectivity with a wide range of local amenities, making it a popular choice for both owner-occupiers and investors.

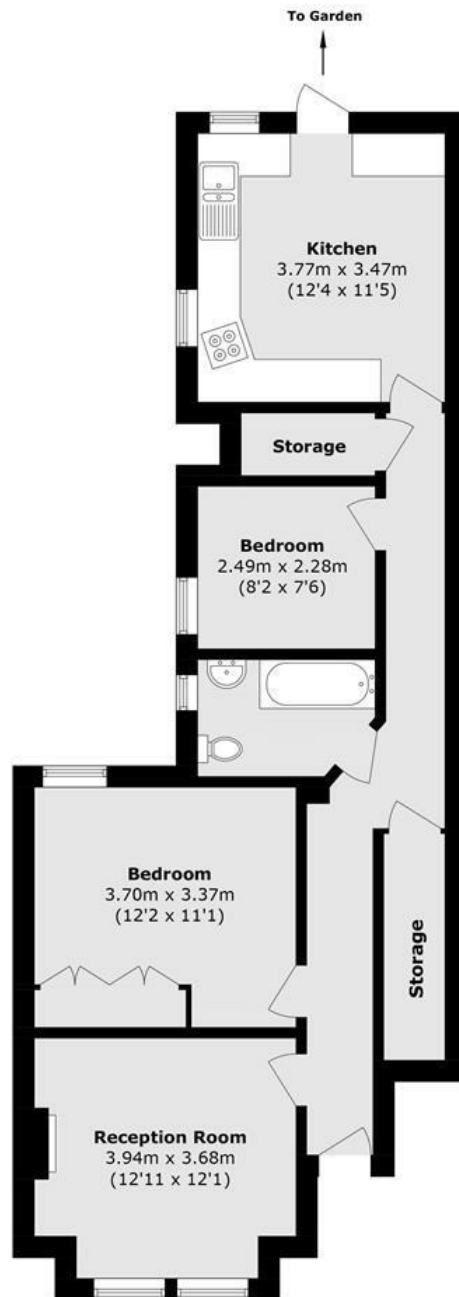
### **CONTACT RAWLINSON GOLD**

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](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

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Total area (approx.): 65.1 sq. m (700.7 sq. ft)