





## A TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH OWN GARDEN – CHAIN FREE SALE

We are delighted to offer for sale this spacious maisonette that is situated in a quiet residential cul-de-sac just off Marlborough Hill in the heart of Harrow. Local shops, supermarkets, bus services, several rail links and a selection of highly regarded schools are all within close proximity, making this an ideal first-time purchase or buy-to-let investment. Please note that modernisation throughout is required.

Accommodation is made up of a rear aspect reception room, good size kitchen, two double bedrooms and family bathroom.

Externally, there is a private section of rear garden and annual on-road parking permits are available from Harrow Borough Council.



### KEY FEATURES

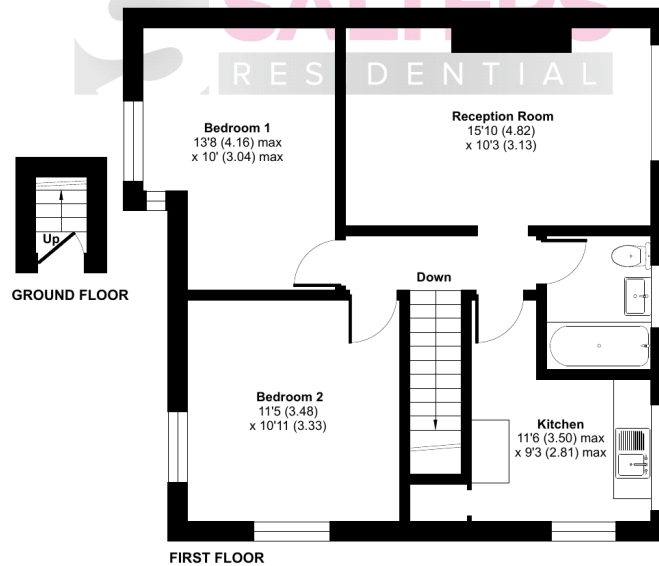
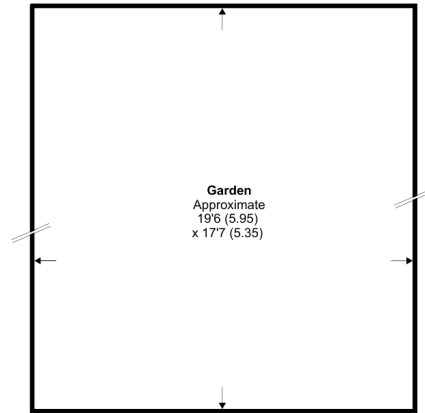
- Lease term: 97 years remaining
- Service charge: No fixed annual service charge
- Ground rent: £100 per annum
- Chain free sale
- Quiet cul-de-sac location
- Modernisation required throughout
- Own section of garden



## Ranmoor Close, Harrow, HA1

Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Salters Residential. REF: 1449151

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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