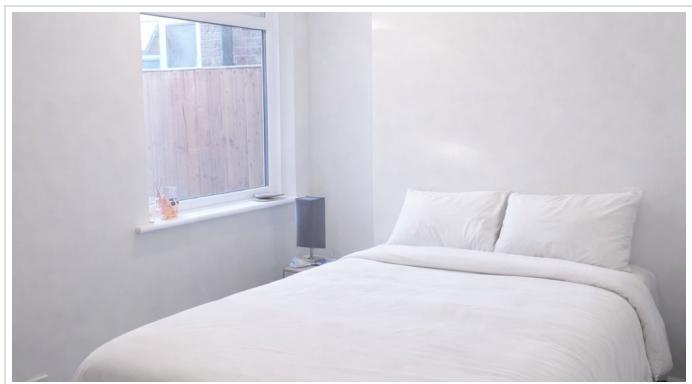
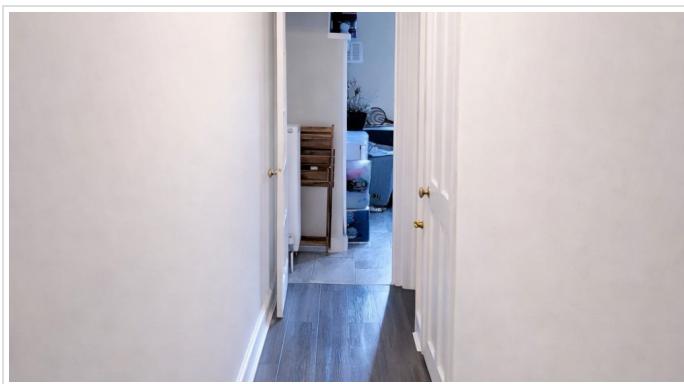


2 Bed Flat In Christchurch Avenue , Harrow, HA3 5BB

£379,000





## SHORT DESCRIPTION

Property Ref: 16157 Located in the highly sought-after area of Harrow, HA3 this property benefits from an excellent residential setting combined with outstanding transport links and local amenities. The location offers fast and convenient access to Central London via Harrow & Wealdstone station, providing both Overground, Underground (Bakerloo Line) and National Rail services. This makes the area particularly attractive for commuters, professionals and families seeking strong connectivity while enjoying a quieter suburban environment. The property is situated close to a wide range of local shops, supermarkets, cafés and restaurants, with Harrow town centre and Wealdstone High Street both within easy reach. The area is also well served by reputable primary and secondary schools, making it a popular choice for families. Harrow is known for its well-established infrastructure, green open spaces and strong rental and resale demand, offering long-term stability and excellent investment potential. Nearby parks and recreational facilities provide additional lifestyle benefits, while road links via the A406, A40 and M1 allow easy access to surrounding areas and major motorways. The house itself is a two-bedroom property with a large rear garden and a substantial front driveway providing parking for three, and potentially four, vehicles. Further details of the accommodation are clearly shown in the photographs. Property Type: Flat Full selling price: £379000.00 Pricing Options: Fixed Price Tenure: Leasehold Yearly Ground Rent Cost: £1050 Yearly Management Cost: £550 Council tax band: C EPC rating: D Measurement: 602.779 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Allocated, Driveway Heating Type: Gas Central Heating, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2  
Bed Room(s)

1  
Bath Room(s)

1  
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor maisonette
Total floor area	56 square metres

## Rules on letting this property

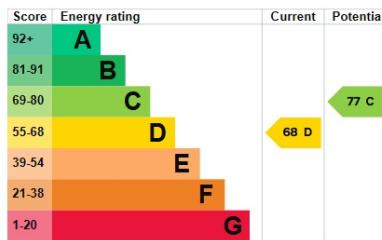
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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