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FLAMBARD ROAD, HARROW, MIDDLESEX, HA1 2NA



PRICE....£2,250,000....FREEHOLD

This substantial and luxurious six bedroom detached house (4624 sq. ft/429.6 sq. m) has recently been built to an exceptionally high standard by the present owners and it is situated on one of Harrow's premier roads. Features including a full home automation system and under floor heating with ceramic tiled flooring. The accommodation includes a 21' front reception, a cinema room and a 32' living/dining and kitchen area with quartz worktops, Miele appliances and full height glass doors, filling the area with natural light. There is a second kitchen/utility room, a server room and guest cloakroom. Bedroom six with an en-suite wet room is also on the ground floor. (ideal for guests or elderly relatives). The first floor master bedroom suite has a 13' dressing room and a bath/shower room. Bedroom two also has a dressing room and bath/shower room. Bedroom three has an en-suite shower room and there is a study and prayer room. The second floor bedroom four has a dressing room and bath/shower room and bedroom five has an en-suite shower room. Outside the front provides parking for several cars and the rear garden has a large paved patio (ideal for entertaining), an out house and lawn area. A number of well regarded schools are nearby and two train stations offering the Overground/Bakerloo/Metropolitan Lines are within a third of a mile. Offered with no upper chain.

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COUNCIL TAX

London Borough of Harrow - Band G - £3,604.67

LOCAL SCHOOLS

Elmgrove Primary School & Nursery - 0.62 miles

Norbury School - 0.74 miles

Harrow High School - 0.12 miles

Whitmore High School - 1.31 miles

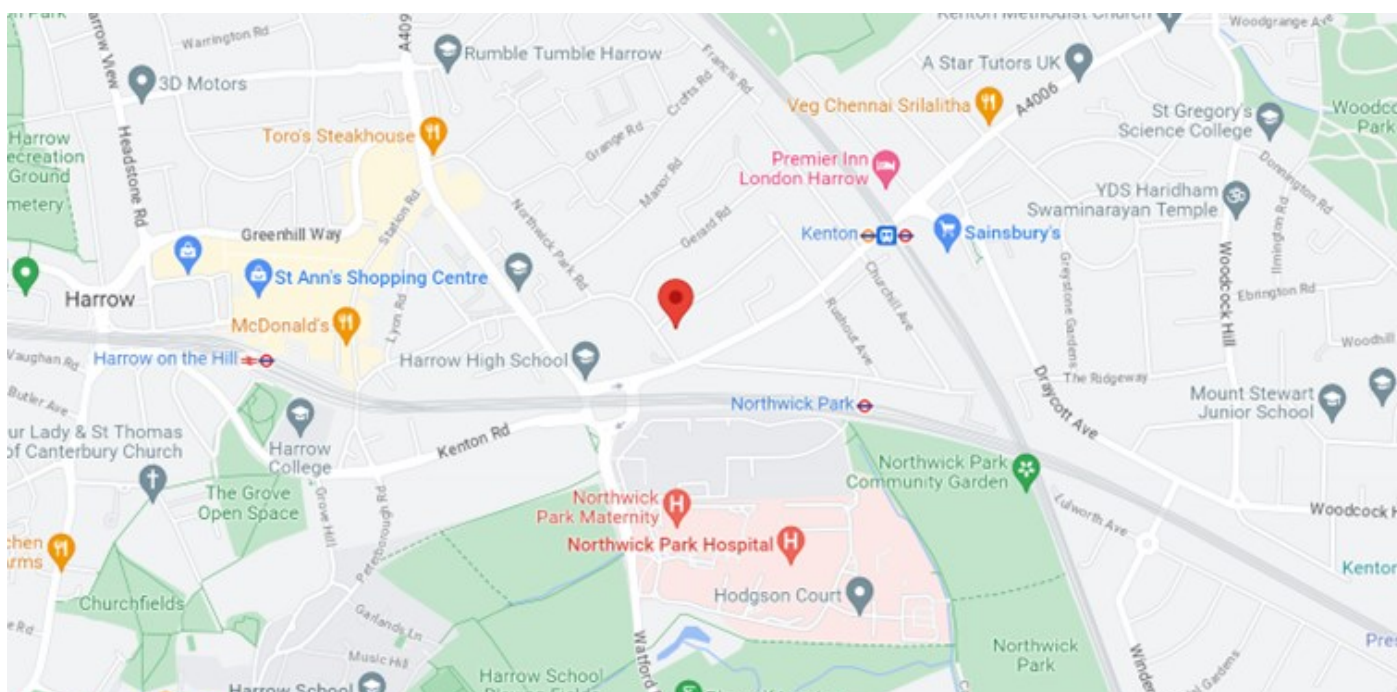
Whitefriars School - 1.41 miles

LOCAL TRANSPORT

Kenton Station (Overground/Bakerloo Line) - 0.3 miles

Northwick Park Station (Metropolitan Line) - 0.3 miles

Harrow-on-the-Hill (Metropolitan Line) - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Flambard Road

Approximate Gross Internal Area

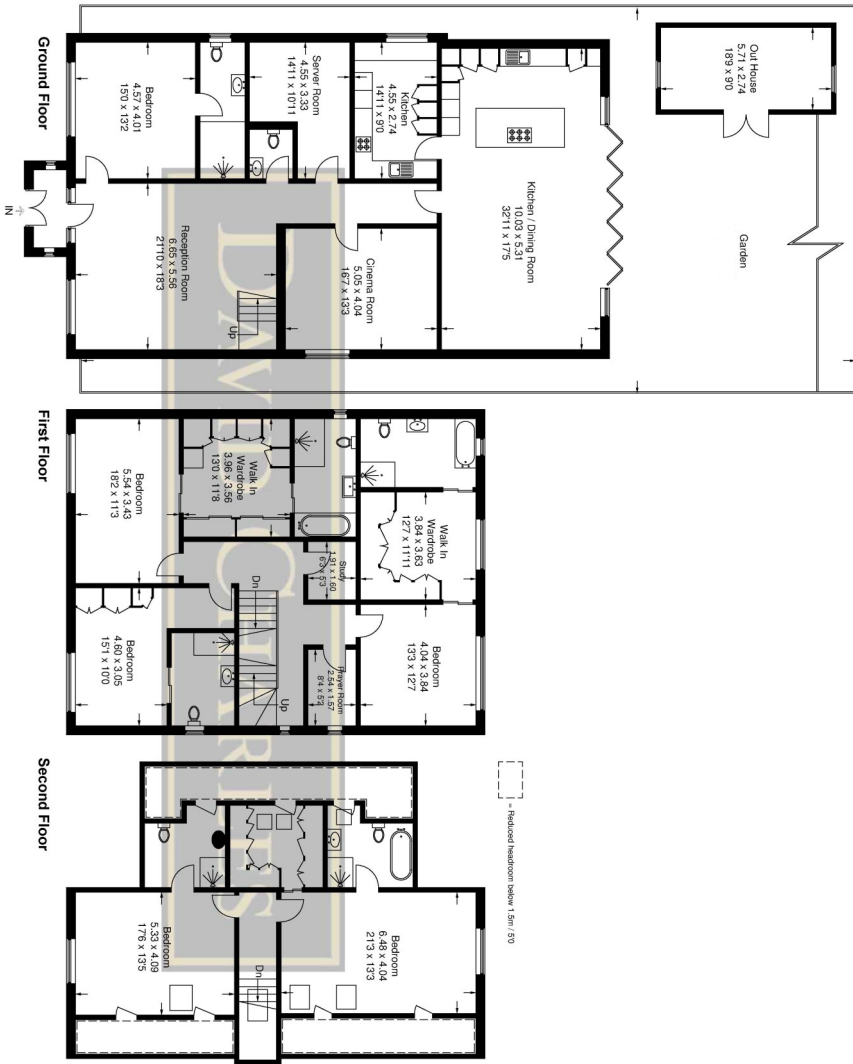
Ground Floor = 182.9 sq m / 1,967 sq ft

First Floor = 136.8 sq m / 1,472 sq ft

Second Floor = 109.9 sq m / 1,183 sq ft

Out House = 15.6 sq m / 168 sq ft

Total = 445.2 sq m / 4,792 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.