



Butler Avenue  
Harrow, HA1

**Asking price £525,000**





# Butler Avenue

Harrow, HA1

Located in the heart of West Harrow, this beautifully presented two-bedroom ground floor maisonette with its own private entrance is part of a stunning converted Victorian house. Offering 913 sq/ft of luxurious living space, it seamlessly blends period character with contemporary design, creating a unique living experience.

Fully renovated in 2019, the property is finished to a high standard with quality fixtures and fittings throughout. Larger than comparable properties, it provides an ideal home with a bright, airy feel. High ceilings and a well-planned layout enhance the sense of space. The spacious living room flows into a modern fitted kitchen with a stylish island and skylight, perfect for entertaining and everyday living.

A separate laundry room adds practicality, while two large double bedrooms offer comfort and fitted storage to maximise space.

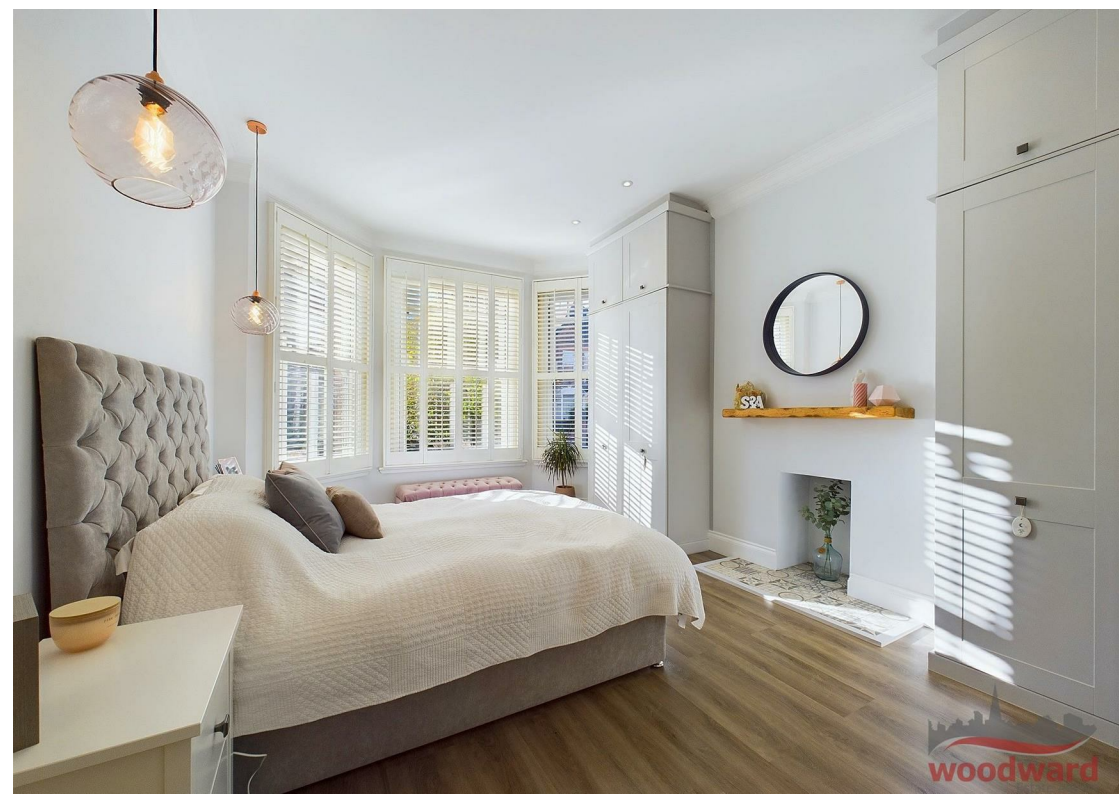
The private garden, accessed directly from the kitchen, features two large patio/seating areas, ideal for outdoor dining, gardening, or entertaining.

The property is within a 10-minute walk of Harrow Town Centre, offering restaurants, bars, coffee shops, and supermarkets. Both Harrow on the Hill and West Harrow Stations provide excellent tube and national rail links for easy access to Central London and beyond.

Located 10 miles from London, West Harrow Village has all the hallmarks of an urban village, with its historic architecture, independent shops, parks, and a strong sense of community. Butler Avenue is also designated as a Local Area of Special Character, adding to the charm and appeal of the location. The area also boasts excellent schools and nurseries, making it ideal for families and professionals.

This maisonette benefits from a share of freehold, a 935-year lease, and no service or ground rent, making it an attractive option for buyers.

With impressive proportions, stylish interiors, and a prime location, this home is ready to occupy and must be viewed to fully appreciate the superior accommodation







## Living Room

16'9" x 12'2" (5.11 x 3.73)

## Kitchen

12'7" x 10'0" (3.86 x 3.05)

## Bedroom 1

16'9" x 12'2" (5.11 x 3.73)

## Bedroom 2

13'5" x 11'5" (4.11 x 3.48)

## Bathroom

6'3" x 7'2" (1.93 x 2.20)

## Laundry Room

8'9" x 7'1" (2.69 x 2.16)





Floor Plan



Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

