



## Flat 1, Malvern Avenue Rayners Lane, HA2

£2,200 Per Month



3



2



1



E

Council Tax: C

Presenting this immaculate three-bedroom flat to let, perfectly suited for families seeking quality accommodation in a highly desirable location. The property offers excellent access to public transport links, reputable schools, and a variety of local amenities, ensuring a convenient and family-friendly lifestyle.

Inside, you'll find a bright open-plan kitchen designed to maximise natural light, creating a warm and inviting atmosphere for both everyday living and entertaining. The spacious reception room, with large windows overlooking the garden, provides a wonderful space to relax or host guests.

The accommodation comprises:

Master bedroom with generous proportions

An additional double bedroom

A comfortable single bedroom – ideal as a child's room, home office, or guest space

One family bathroom and an ensuite, ensuring both comfort and practicality

One of the standout features of this home is the exclusive private garden—a rare benefit for flats—offering the perfect setting for outdoor dining, children's play, or moments of relaxation.

Additional Information:

EPC Rating: D

Council Tax Band: C

Available immediately

This pristine flat represents an exceptional rental opportunity, combining space, style, and location. Contact us today to arrange your viewing.

- Northolt & Northolt Park 0.7 miles
- Three spacious bedrooms
- Private garden access
- Near reputable schools
- Rooks Heath College & Heathland School
- South Harrow 0.6 miles
- Bright airy reception room
- Close to public transport
- Ready for immediate occupancy
- Desirable family-friendly location

