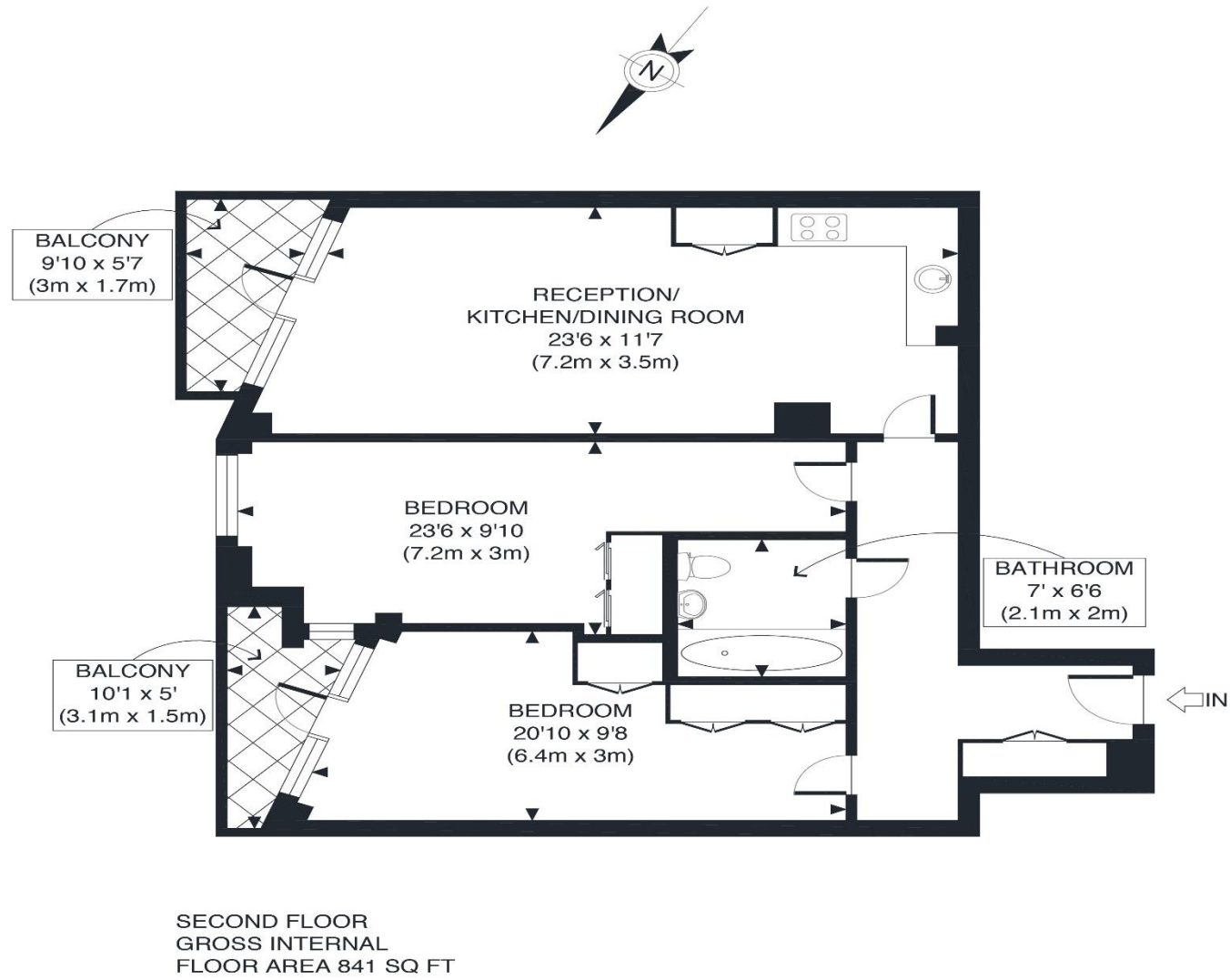


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 841 SQ FT / 78 SQM	Emporium Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 24/01/24
	photoplan

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
 Email: Azi.Rahman@brian-cox.co.uk
 Web: www.brian-cox.co.uk



0203 866 6640
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Brian Cox Estate Agents are delighted to present to the market this exquisite chain free luxury modern Two Bedroom modern open plan apartment with 840sqft of living space, set in the desirable Rayners Lane area, just minutes from the lush Alexandra Park. It showcases a bright and airy generously spaced open-plan reception with two charming balconies which are perfect for entertaining. This property also benefits from having two double bedrooms, family bathroom and floor-to-ceiling windows. Significantly larger than most flats in the area with uncompromising spacing throughout must be seen to be appreciated. The property also benefits from modern and contemporary design features, including premium ambient underfloor heating, Mechanical Heat Ventilation Recovery System (MHVR), Italian-designed kitchen and beautifully designed fully tiled bathroom. The building is secured with a video intercom entrance system, individual fob access to the main building and also each floor via lift or stairs alongside secure gated underground parking with a allocated parking space providing a great level of security for residents. This property also benefits from having outstandingly high quality fitted wardrobes.



Offers in Excess of
£425,000

Alexandra Avenue, Harrow HA2 9DL

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Modern Two Double Bedroom Apartment
- Underfloor Heating Throughout
- Private Balcony
- Secured Private Building with Intercom Entrance System
- Private Communal Terrace
- Catchment of Outstanding Schools
- Secure Car Park With An Allocated Parking Space
- EPC Rating B & Council Tax Band D



The Location...

Nearest stations ...

- Northolt Park (0.4 miles)
- South Harrow (0.5 miles)
- Rayners Lane (0.9 miles)

Rayners Lane is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. Rayners lane train station is a London Underground station situated in North West London. The station is on the Metropolitan & Piccadilly lines between Harrow-on-the-Hill (southbound) and Pinner (northbound). There are many local schools nearby some of these include; Alexandra School, Earlsmead Primary School, Petts Hill Primary School, Harrow Independent College and Whitmore High School.

