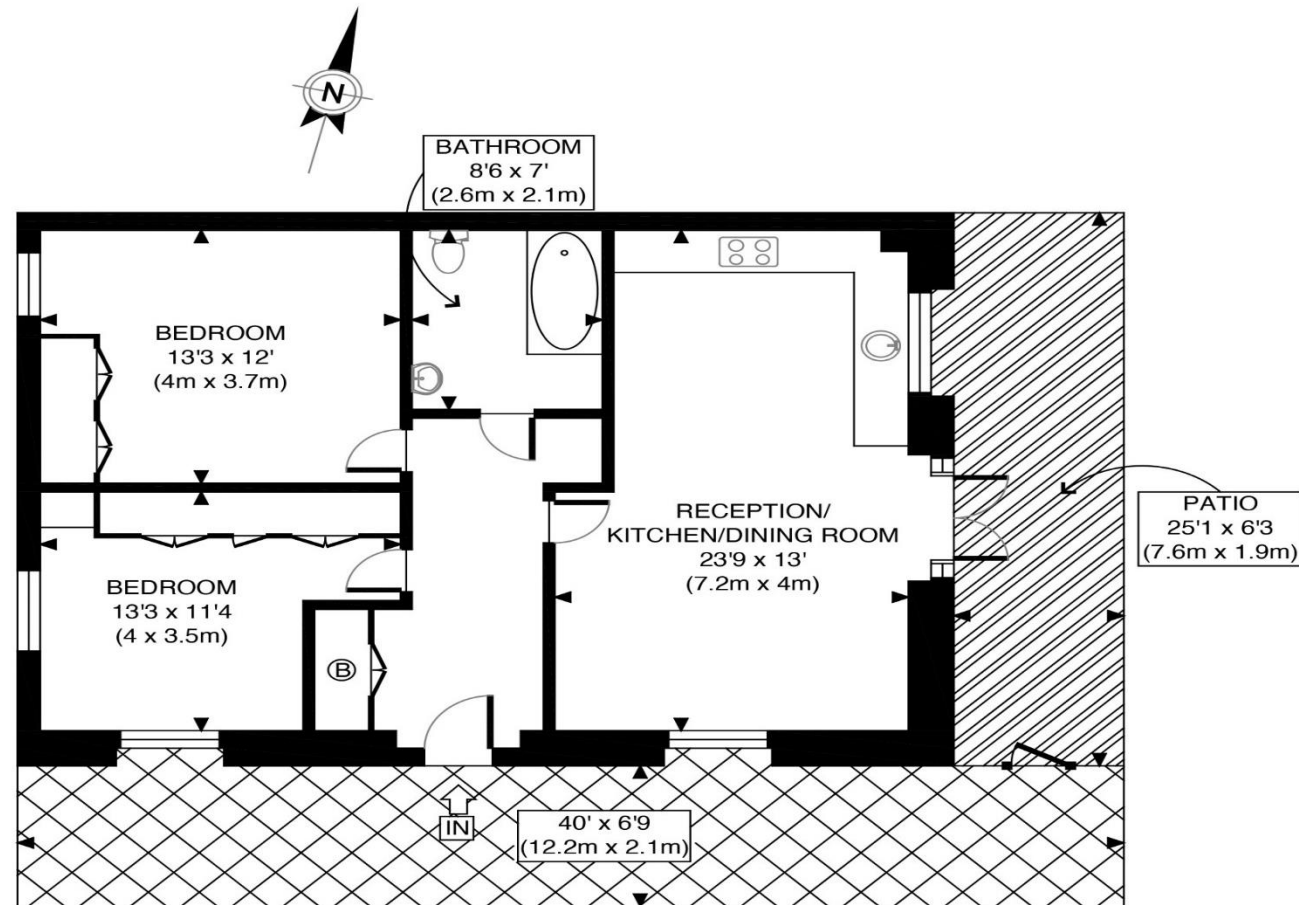


# The Floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 767 SQ FT



0203 866 6640  
brian-cox.co.uk



Brian Cox Estate Agents is delighted to offer this immaculate two bedroom GROUND FLOOR apartment to the market. This impeccably presented apartment boasts its own private terrace. Upon entrance you are immersed in the natural light that floods the property. The spacious entrance hallway leads directly into the modern open plan, fitted kitchen. The property benefits from two larger than average bedrooms. There is a large modern family bathroom with a dedicated utility space and ample storage facilities throughout the property. There lovely apartments offers it own private entrance and outdoor space.



APPROX. GROSS INTERNAL FLOOR AREA 767 SQ FT / 71 SQM	Bluebell 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 14/05/24
	photoplan

## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**  
Email: [Azi.Rahman@brian-cox.co.uk](mailto:Azi.Rahman@brian-cox.co.uk)  
Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



Guide Price £385,000  
Freehold

Tranquil Lane, Harrow HA2 0GS

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...

- Two Bedroom Apartment
- Lovely Terrace
- Immaculate Condition With A Modern Finish
- Catchment Area Of Several OFSTED Outstanding Schools Such As Whitmore Heathland Primary School
- Roughly 119 Years Remaining On The Lease
- Allocated Parking
- EPC Rating B & Council Tax Band C



### The Location...

#### Nearest Stations ...

Rayners Lane Station 0.5 miles  
 South Harrow Station 0.6 miles  
 West Harrow Station 0.8 miles



Close to South Harrow and Rayners Lane Train Stations which offer the Metropolitan and Piccadilly Lines. The high streets offer an array of shops and restaurants along with a choice of buses towards Harrow on the Hill, Northolt, Hounslow, Uxbridge, Greenford and Ealing. There is also a selection of schools nearby including Grange Primary, Alexandra School and the outstanding Heathland Primary and Whitmore High School. The development is located in a quiet and family friendly area.

