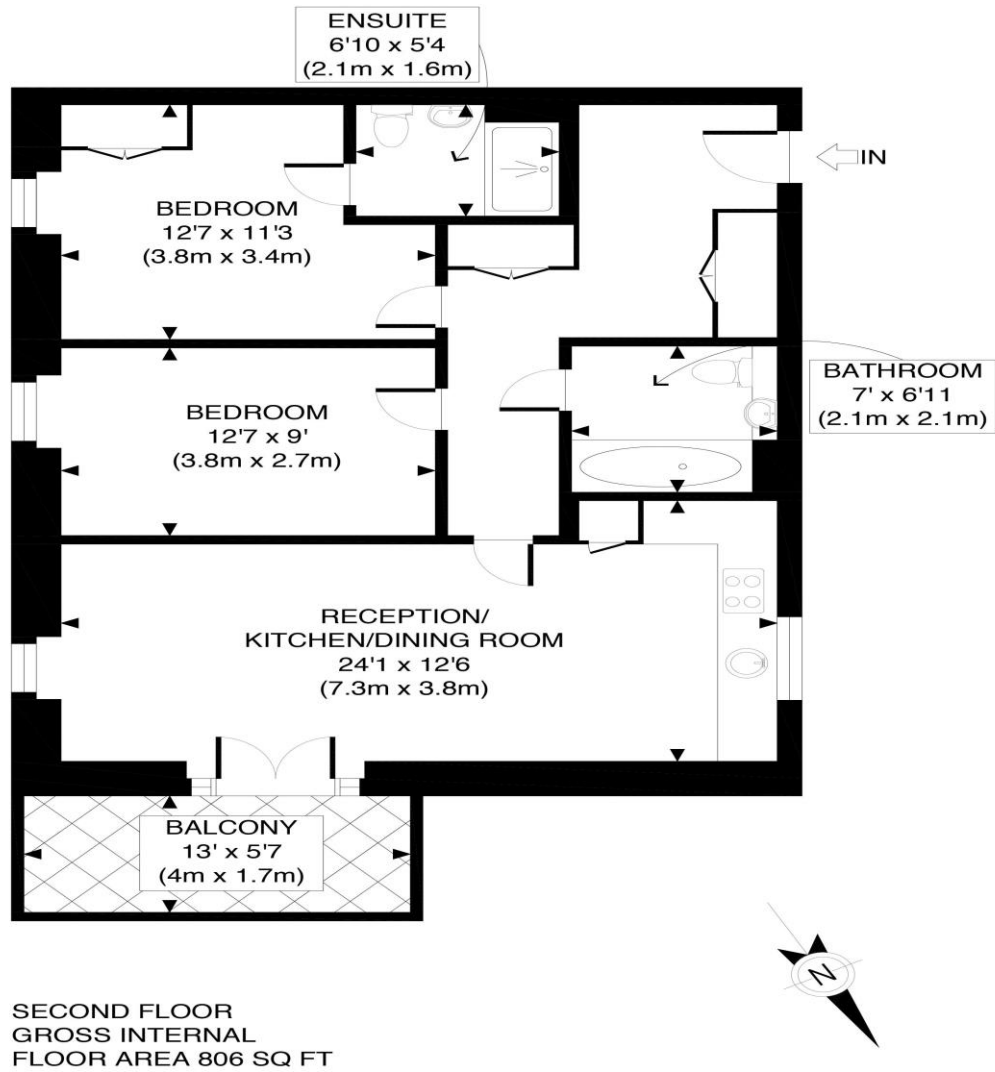


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQM	Calla 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 13/08/24
	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



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.



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents is delighted to offer this spacious two bedroom two bathroom apartment to the market! This apartment is located on the second floor, comes with allocated parking and it is in outstanding condition. It is flooded with natural light and offers a lovely view from a private balcony. This bright, trendy property is ideally located with good transport links, shops and popular local schools, and is ready to move straight into. Following on from a spacious entrance hall is a generous open plan living room with a cosy feel, ideal for relaxing and entertaining. The living room opens onto the kitchen, which packs in plenty of base and wall units, worktops and space for integrated appliances. The apartment offers two good size bedrooms, en suite and a family bathroom. There is ample storage throughout and a lengthy lease term remaining.



Offers in Excess of
£400,000

Tranquil Lane, Harrow HA2 0GX



In Brief...

- Two Bedroom, Two Bathroom Apartment
- Chain Free
- Allocated Parking in a Secured carpark
- Spacious Balcony
- Catchment Area Of Several OFSTED Outstanding Schools Such As Whitmore Heathland Primary School
- 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 Whitmore High School. The development is located in a quiet and family friendly area.

