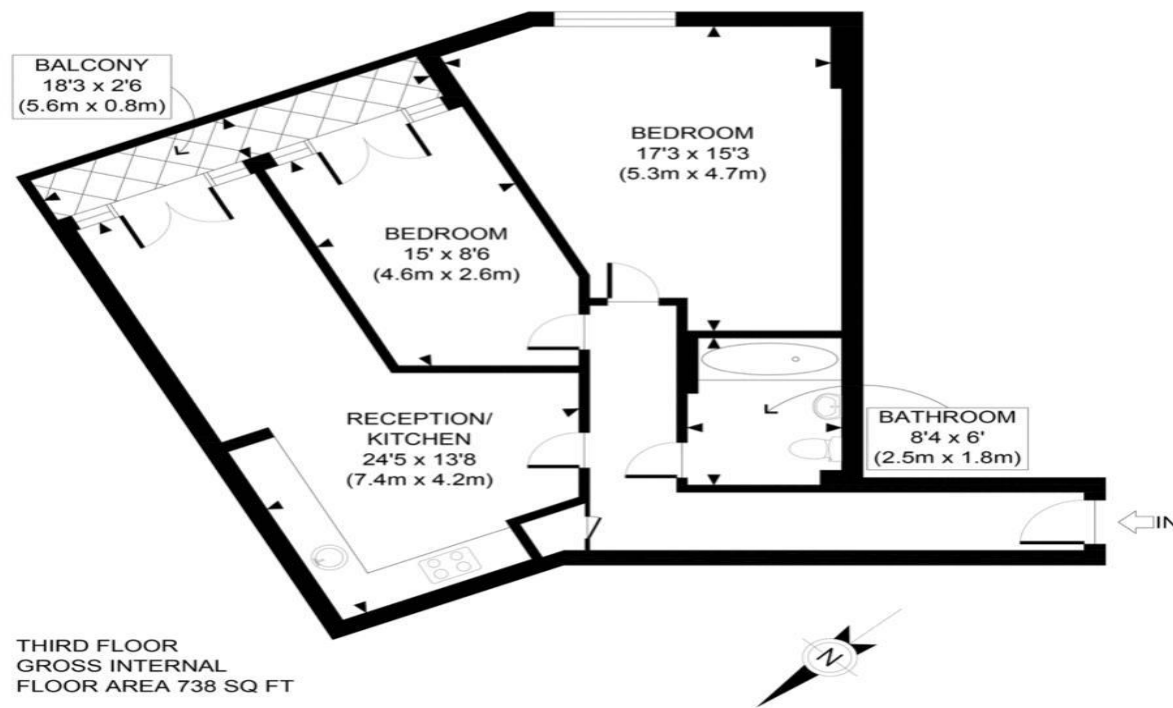


# The Floorplan...

## Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT / 69 SQM	Duke Court, HA2
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 29/06/20
	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)



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](http://brian-cox.co.uk)



Brian Cox & Company are delighted to offer this generous proportioned and immaculately presented two-bedroom apartment to the market! Located on the 3rd floor and accessible by lift, this impressive property boasts a private balcony with stunning views overlooking Harrow On The Hill. In addition, the apartment benefits from a highly sought-after underground parking space. Spanning over 700 square feet, the apartment features two spacious double bedrooms, an open-plan kitchen, diner and lounge area, and a stylish three-piece bathroom. This property comes allocated parking which is gated & CCTV operated!



Offers in Excess of  
**£325,000**

Station Road, Harrow HA2 6DD





## In Brief...

- Two Bedroom Flat
- Allocated & Gated Parking Which Is CCTV Operated
- Walking Distance Away From North Harrow Tube Station
- Leasehold – 110+ Years Remaining
- Entryphone System
- EPC Rating B & Council Tax Band D



## The Location...

### Nearest Stations ...

- North Harrow (0.2 miles)
- Headstone lane station (0.7 miles)
- Rayners Lane (1.2 miles)



North Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & independent specialist shops. There are several schools in the area and churches.

