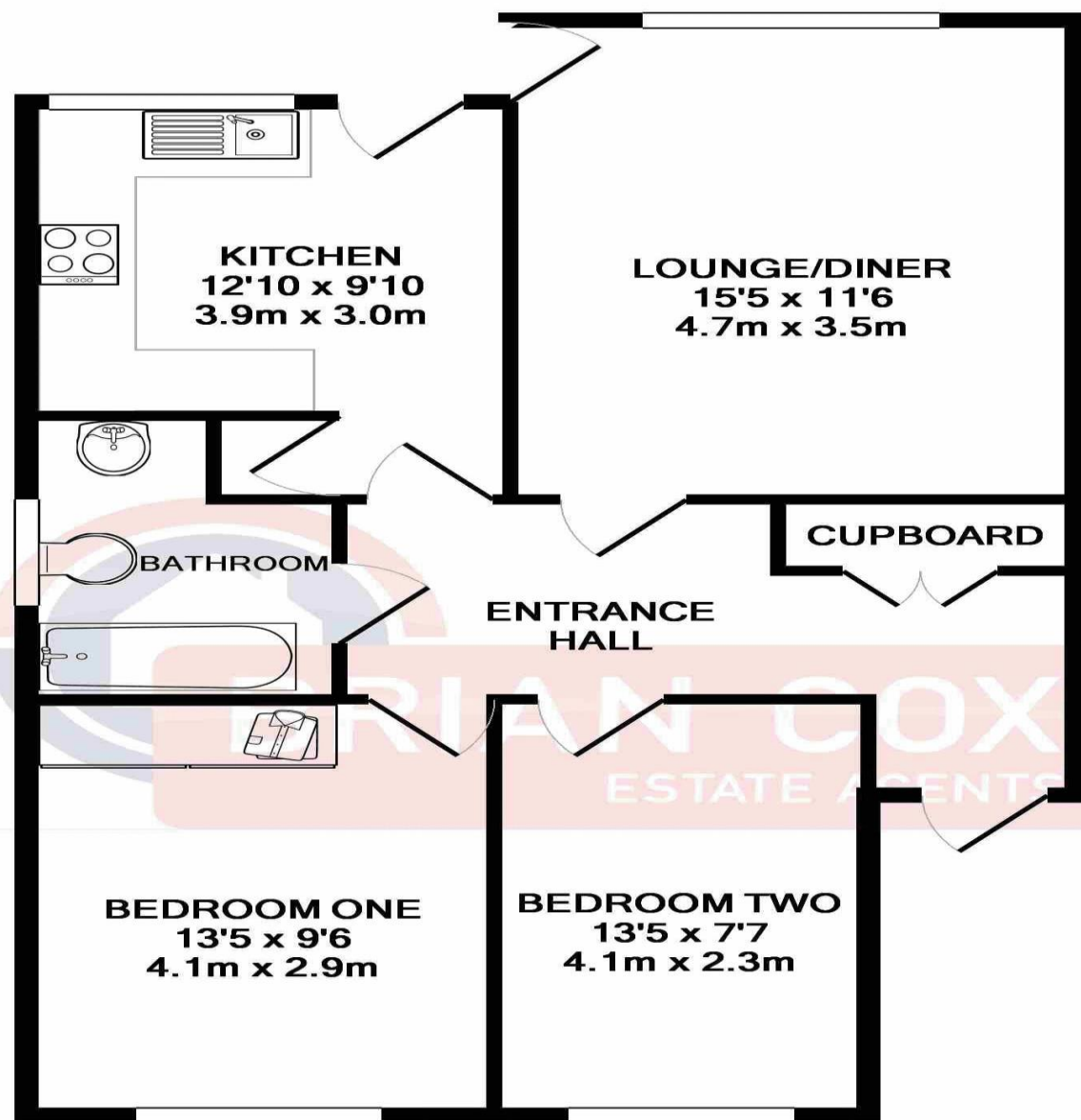


# The Floorplan...



TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

## 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)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox is delighted to present this superbly spacious two-bedroom ground-floor flat, ideally situated just a short walk from North Harrow Station (Metropolitan Line), local shops, and outstanding Ofsted-rated schools. The property features a generous entrance hallway leading to a bright and airy living/dining room, a well-appointed fitted kitchen with direct access to the garden, and two spacious bedrooms. A large family bathroom completes the home. Additional benefits include gas central heating, double glazing, and ample storage space. With its fantastic location and impressive living space, this flat is a must-see!



Offers in Excess of  
**£375,000**

**Sapphire Court, North Harrow HA1 4HN**

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 Spacious Bedrooms
- Ground Floor
- Chain-free
- Direct Access to the Garden
- Close to Shops and Met Line
- Catchment of Outstanding Schools
- Council Tax Band C & EPC Rating C



## The Location...

### Nearest Stations ...

- North Harrow (0.2 miles)
- West Harrow (0.4 miles)
- Rayners Lane (0.8 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 & cafes & independent specialist shops. There are several schools in the area and churches.