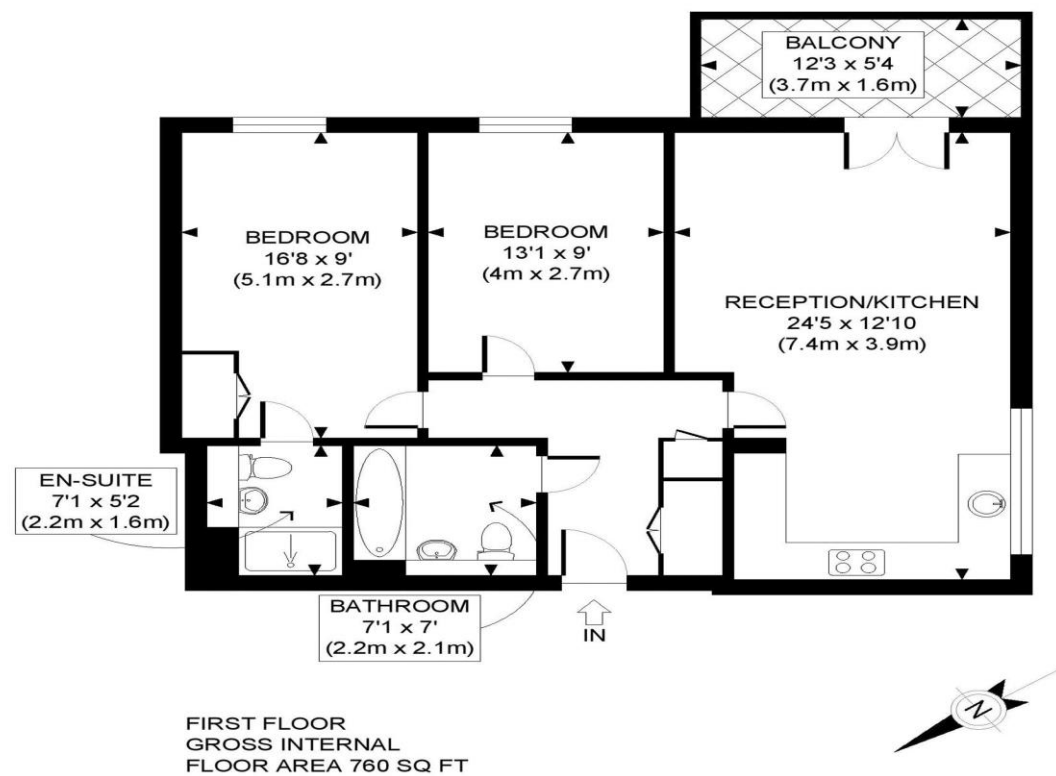


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 760 SQ FT/ 71 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## 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 Estate Agents is pleased to present this exceptional two-bedroom, two-bathroom apartment to the market. The apartment is bright and airy, benefiting from an abundance of natural light and a private balcony offering pleasant views. The property also comes with allocated parking in a secure gated carpark. Conveniently located, it boasts excellent transport links, nearby shopping facilities, and catchment of OFSTED outstanding schools. Upon entering, you'll find a spacious hallway leading into a generous open-plan living area. The kitchen is well-equipped with ample base and wall units, work surfaces, and space for integrated appliances. The apartment comprises two good-sized bedrooms, including an en-suite to the master bedroom, as well as a family bathroom. Additional benefits include plenty of storage space throughout, parking and a long lease term remaining.



Guide Price £375,000

Tranquil Lane, Harrow HA2 0GX

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, Two Bathroom Apartment
- Chain-free
- Allocated Parking in Secured Carpark
- Spacious Balcony
- Open plan fitted kitchen/reception room
- Catchment Area of Ofsted Outstanding Schools
- 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.

