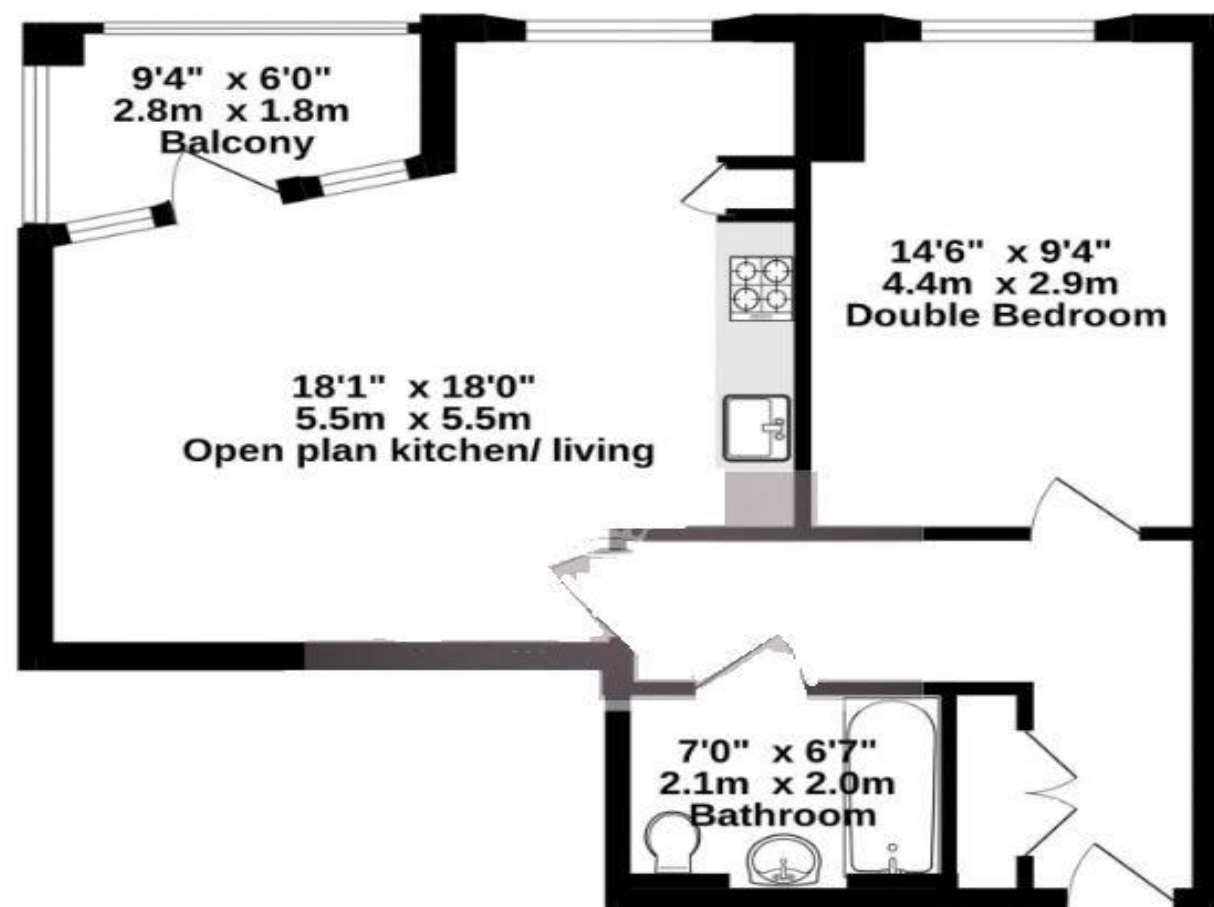


The Floorplan...

SECOND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
Email: **Azi.Rahman@brian-cox.co.uk**
Web: **www.brian-cox.co.uk**



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this luxury apartment to the market! This flat is presented in immaculate, 'as new' condition and benefits from underfloor heating beneath elegant tiled flooring. The accommodation boasts a spacious open-plan living and kitchen area, bathed in natural light through full-height glazed windows. The sleek, modern kitchen is a standout feature, complete with high-quality, streamlined cabinetry, stylish countertops, and a full range of integrated appliances, including an oven, hob, stainless steel extractor, microwave, fridge freezer, and washing machine. One of the key highlights of this home is the private balcony, enclosed with glazed screening for added privacy — perfect for relaxing or entertaining. The generously sized double bedroom also benefits from floor-to-ceiling windows and provides ample space for freestanding furniture. The high-specification bathroom has been designed with contemporary elegance, featuring chic wall and floor tiling along with premium fixtures and fittings that combine both style and practicality. Set within an exclusive and secure development, the property offers a striking entrance lobby with controlled access for residents' peace of mind. Convenient lift access is available to all floors. Additional benefits include secure underground parking and beautifully maintained communal gardens, arranged around a central courtyard. The landscaped grounds also feature a dedicated children's play area, making this a highly desirable residence for professionals and young families alike.



Guide Price £295,000
Leasehold

Alexandra Avenue, Harrow HA2 9DL

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...

- Spacious Apartment With Great Views
- Gated Underground Parking & Bike Storage
- Video Intercom System
- Private Balcony, Communal Garden Space
- Underfloor Heating Throughout The Property
- Secure Lift & Entrance (fob activated)
- Close To Tube Lines & Local Amenities
- Leasehold - 119 Years Remaining
- EPC Rating B & Council Tax Band C



The Location...

Nearest Stations ...

Northolt Park (0.4 miles)
South Harrow (0.5 miles)
Rayners Lane (0.9 miles)

Rayners Lane is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. Rayners lane train station is a London Underground station situated in North West London. The station is on the Metropolitan & Piccadilly lines between Harrow-on-the-Hill (southbound) and Pinner (northbound). There are many local schools nearby some of these include; Alexandra School, Earlsmead Primary School, Petts Hill Primary School, Harrow Independent College and Whitmore High School.