ALEXANDRA AVENUE, RAYNERS LANE, HA2 9DA   **£260,000**

A purpose built one bedroom apartment set within a secure complex within a very short walk of Rayners Lane tube station and shops. The property is offered for sale with a long lease and would be an ideal first purchase. For investors, the property would produce a healthy return of £1200 per calendar month, representing a fantastic 5.5% yield!

The secure development is accessed via communal foyer with security entry phone and staircase to the upper floors.

The accommodation comprises:

Entrance hallway, leading through to all rooms. A large, bright and airy living room with a front aspect, leads through to the kitchen equipped with a range of fitted units, ample counter tops and appliances. Both living room and kitchen enjoy the benefit of 'walk out' balconies, with views over the communal gardens and Newton Farm ecology park just behind.

The master bedroom is larger than average with dimensions of 13.5 x 10.7ft and boasts plenty of in-built storage cupboards. A modern bathroom with walk in shower completes the accommodation.

The property occupies a prime position, within a short stroll of Rayners Lane shops and Metropolitan/ Piccadilly line station, and thus, presents a great opportunity for investment or the perfect first buy.
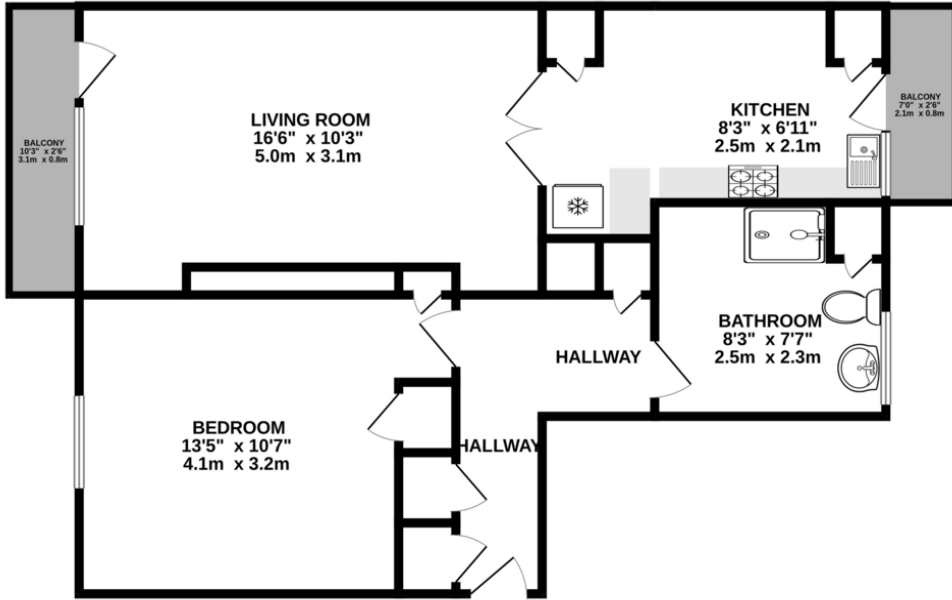
Leasehold – 174 years

Service Charge - £827pa

Ground Rent - £0

Harrow Council Tax Band B – £1682.17

EPC Rating - D

Andrew Pearce Property Consultants & Chartered Surveyors   **Tel: 020 8427 3030**   **www.andrew-pearce.co.uk**   **320 Rayners Lane**

GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

BALCONY
10'3" x 2'6"
3.1m x 0.8m

LIVING ROOM
16'6" x 10'3"
5.0m x 3.1m

KITCHEN
8'3" x 6'11"
2.5m x 2.1m

BALCONY
7'0" x 2'6"
2.1m x 0.8m

BATHROOM
8'3" x 7'7"
2.5m x 2.3m

HALLWAY

BEDROOM
13'5" x 10'7"
4.1m x 3.2m

HALLWAY

TOTAL FLOOR AREA : 517 sq.ft. (48.1 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
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