



**Andrew Pearce**  
PINNER

ALEXANDRA AVENUE, RAYNERS LANE, HA2 9EB £300,000



**A two bedroom ground floor flat in a desirable 'mansion style' block, located a short walk away from Rayners Lane high street and underground station. The property is in need of redecoration. Offered for sale 'Chain Free'.**

The well planned interior layout offers generous living space, good bedroom sizes and a large kitchen, cumulating to a total floor area of just under 600sqft.

The accommodation comprises: Communal hallway with security entry phone and staircase to the upper floors. Moving inside the flat, is an entrance hallway with storage cupboards, a spacious front aspect living room with a large bay window, a sizeable kitchen with back door leading out to the communal patio and gardens, two double bedrooms and a bathroom with shower & bath.

The flat is in need of redecoration throughout and could do with new bathroom & kitchen suites.

Outside, the development is well screened from the road by a row of mature trees and residents parking is provided to the front, which is also a controlled parking area. To the rear, the neat and tidy lawned communal grounds are maintained on a regular basis.

The property enjoys the benefit of a long lease term in excess of 900 years. Service charges are £1812 per annum, payable quarterly.

The block is situated within a 5 minute walk of Rayners Lane underground station and shops. Metropolitan Line & Piccadilly Line provide easy access into London. It is also within the catchment of the highly rated Newton Farm School catchment.



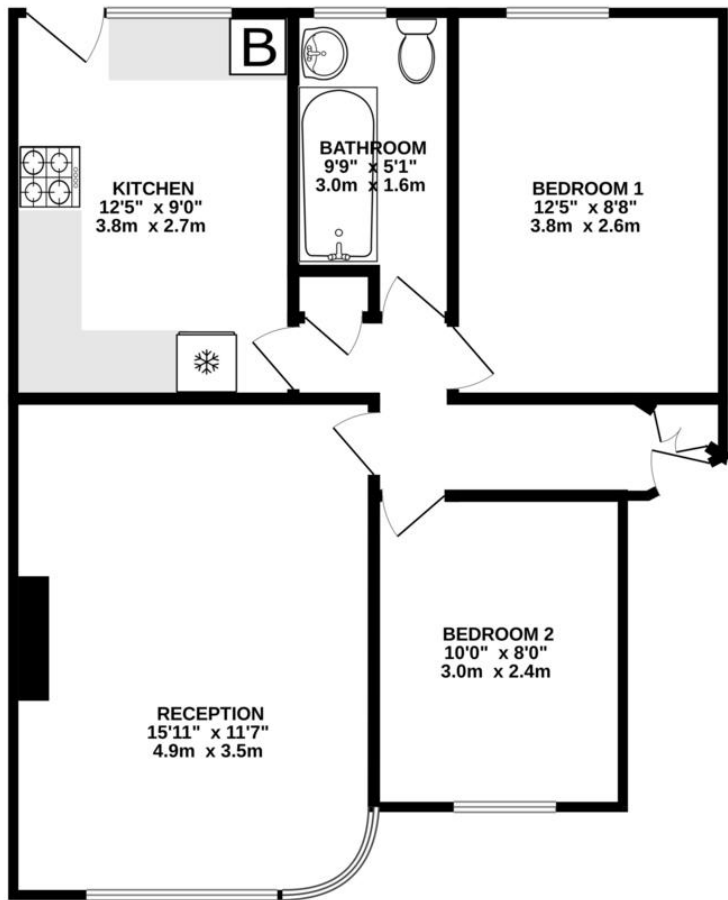
**Offered For Sale 'Chain Free'**

**Leasehold – 900+ Years**

**Service Charge - £1812pa**

**Council Tax Band B - £1778.24**

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		