

EMPORIUM COURT, ALEXANDRA AVENUE, HARROW, HA2 9DL

£310,000





**This purpose-built, one double bedroom luxury balcony apartment offers stylish, contemporary interiors, characterised by clean lines and high-quality finishes throughout**

The apartment is presented in 'as new' condition and features underfloor heating to the tiled floors.

The accommodation includes an open-plan living room and kitchen, which are generously spacious with full height glazing allowing in plenty of natural light. The kitchen is a highlight, featuring a range of streamlined units, with stylish counter tops. It comes fully equipped with integrated appliances, including an oven, hob, stainless steel extractor, microwave, fridge freezer, and washing machine. One of the standout features of this apartment is the private balcony, with glazed screens, providing privacy. The large double bedroom also features full height windows, and its generous size provides plenty of space for furnishings.

The high-specification bathroom is designed with modern elegance in mind, featuring tastefully tiled walls and flooring. The bathroom is both functional and stylish, with contemporary fixtures and fittings.

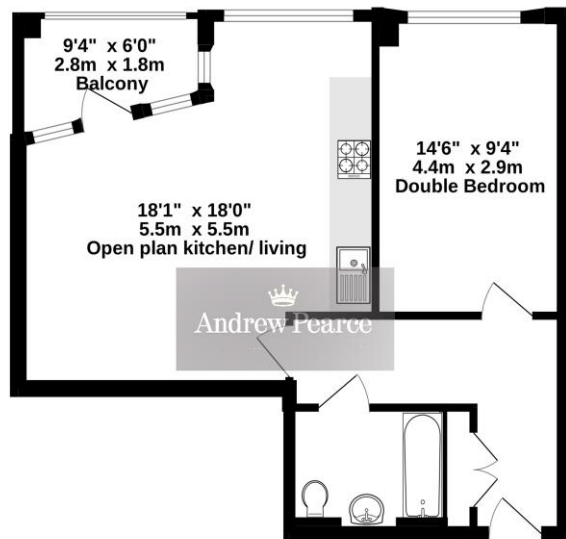
This luxury apartment is part of an exclusive development, featuring an impressive entrance lobby, designed with security in mind, to ensure peace of mind for residents. Conveniently, lifts provide easy access to the upper floors.

The property also offers secure underground car parking along with neat communal gardens, designed in the style of a central courtyard. The garden is thoughtfully landscaped and includes a dedicated children's play area.

### **Key Features**

- **Video intercom system**
- **High speed CAT 5 internet ports**
- **New build warranty in place**
- **Secure underground car parking**
- **Stylish kitchen and bathroom**
- **Under floor heating to the tiled floor areas**
- **Private balcony**
- **Tenure: leasehold 119 years unexpired**
- **Service Charge: £2400 per annum approx.**
- **Council Tax Band C**

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 description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

