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LAWRENCE RAND

Malvern Court Alexandra Avenue, Harrow

Guide Price **£375,000**

KEY FEATUTRES:

- Charming three bedroom flat in a sought after residential area
- Spacious, light filled living room with large windows
- Contemporary kitchen with sleek worktops and modern appliances
- Breakfast bar and adjoining dining area for versatile dining options
- Two additional bedrooms ideal for guests, family, or home office use
- Stylish family bathroom serving residents and visitors
- Ample storage solutions throughout
- Garage and private parking to the side, plus additional on street parking
- Excellent location close to schools, shops, restaurants, and transport links

Introducing a charming three bedroom flat nestled in the heart of a highly sought after residential area, offering the perfect blend of modern comfort and timeless sophistication.

Upon entering, you're welcomed by a spacious, light filled living room where large windows bathe the space in natural light, creating a warm and inviting atmosphere. The neutral décor enhances the sense of openness, making it ideal for both relaxation and entertaining.

The contemporary kitchen features sleek worktops, ample storage, and state of the art appliances perfect for preparing everything from a quick breakfast at the breakfast bar to a family dinner in the adjoining dining area.



The elegant master bedroom benefits from generous proportions. Two additional bedrooms offer flexibility to suit your lifestyle whether as guest rooms, a home office, or cosy spaces for family members. A family bathroom serves both residents and guests, while thoughtful storage solutions throughout the flat ensure a clutter free living environment.

Perfectly positioned close to a wide range of amenities including excellent schools, local shops, and popular restaurants the property combines everyday convenience with a peaceful setting. Superb transport links nearby make commuting to the city centre and beyond quick and effortless.

In summary, this three-bedroom flat presents an exceptional opportunity to own a stylish, versatile home in a vibrant neighbourhood. Whether you're seeking space for family life, entertaining friends, or simply unwinding in comfort, this property offers it all.

Embrace the charm and comfort of this beautiful home contact us today to arrange your viewing and experience it for yourself.

Verified Material Information:

- Tenure: Leasehold
- Length of Lease: 105 years
- Service Charge: £430 every quarter
- Ground Rent: £20 ground rent every quarter
- Local Authority: Harrow
- Council Tax Band: B
- EPC rating:D

Suppliers & Connectivity:

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: FTTP (Fibre to the Premises)
- Mobile Coverage: O2, Vodafone, Three, EE – Excellent

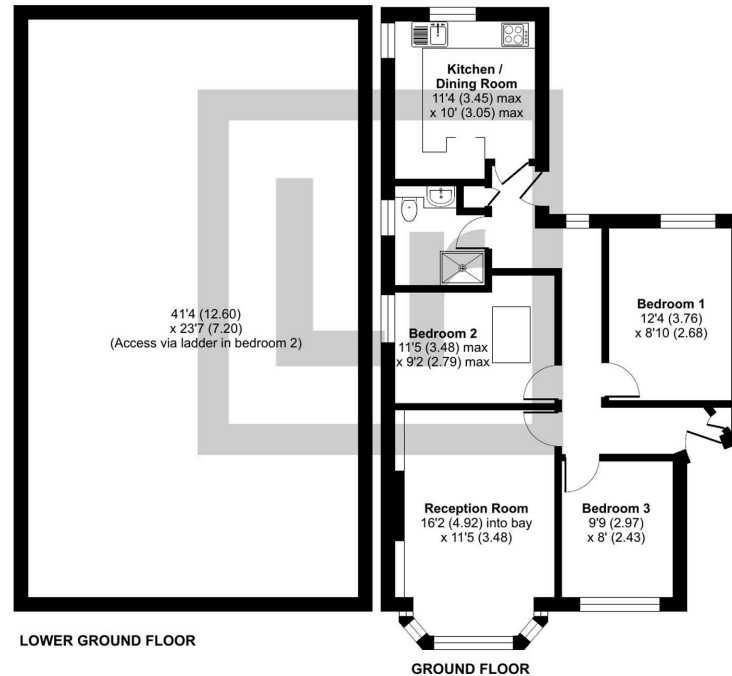




Alexandra Avenue, Harrow, HA2

Approximate Area = 1736 sq ft / 161.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1381000

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