



**Emporium Court, Alexandra Avenue – HA2 9DL**

**In Excess of £400,000 | Leasehold**



**LAWRENCE RAND**



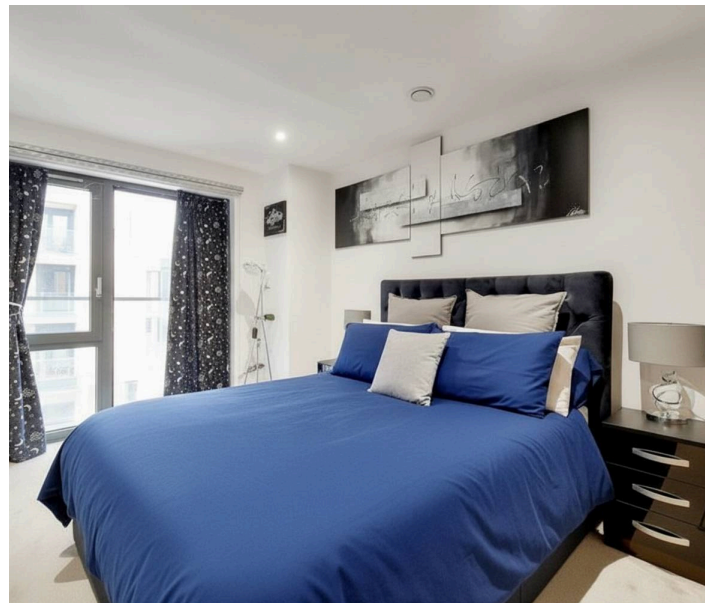


## Key Features & Description

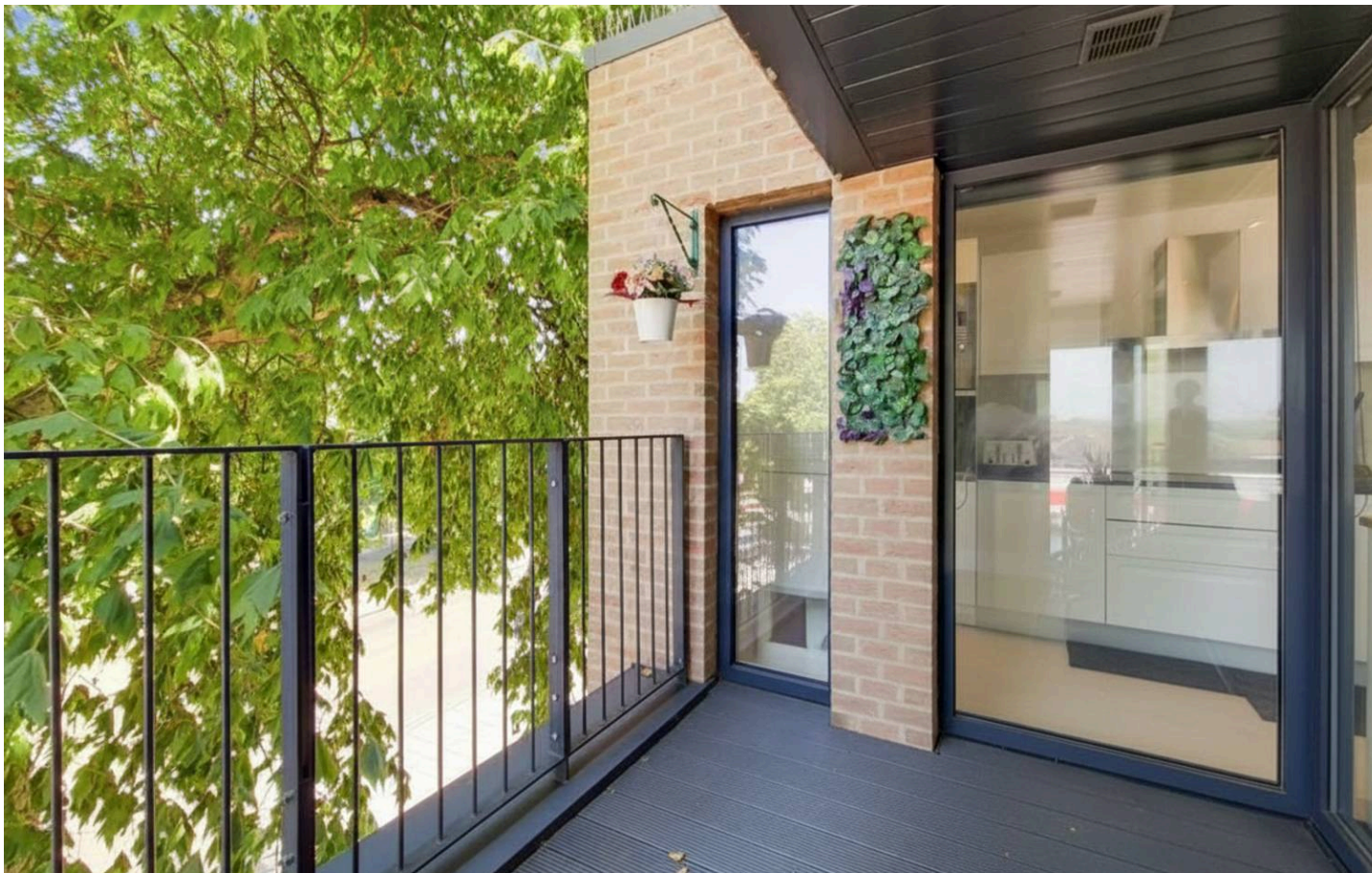
- Two double bedrooms with built in wardrobes
- Bright open plan reception with floor to ceiling windows
- Modern kitchen with integrated appliances and breakfast bar
- Private balcony with space for seating
- Stylish ensuite and contemporary family bathroom
- Secure intercom entry system
- Allocated underground parking space
- Underfloor heating

We are delighted to present this stunning, modern two-double-bedroom apartment on Alexandra Avenue, perfectly placed for parks, amenities and excellent transport links. Immaculately presented, it features a bright open-plan living space with floor-to-ceiling windows, a stylish fitted kitchen with integrated appliances and breakfast bar, and a private balcony ideal for relaxing. Both bedrooms are generous doubles with built-in wardrobes, with the master benefiting from a sleek ensuite, plus a contemporary family bathroom. Additional highlights include underfloor heating, secure intercom entry, allocated underground parking with EV charging, and on-site cycle storage. Beautifully finished and offering true comfort and convenience, this exceptional home is perfect for first-time buyers, professionals or investors. Early viewing is highly recommended.

**Presented with care by Lawrence Rand – helping you find the place you'll love to call home.**







### **Nearest Stations & Location:**

South Harrow (Piccadilly Line) – 0.6 miles

Rayners Lane (Metropolitan & Piccadilly Lines) – 0.8 miles

Northolt Park (National Rail – Chiltern Railways) – 0.6 miles

West Harrow (Metropolitan Line) – 1.2 miles

North Harrow (Metropolitan Line) – 1.4 miles

The property is situated near a variety of green spaces, including Newton Farm Ecology Park, Alexandra Park, and Newton Park. Close proximity to a number Ofsted rated GOOD and OUTSTANDING schools.

### **Verified Information:**

Council Tax band: D

Tenure: Leasehold, 993 years remaining, £350pm service charges

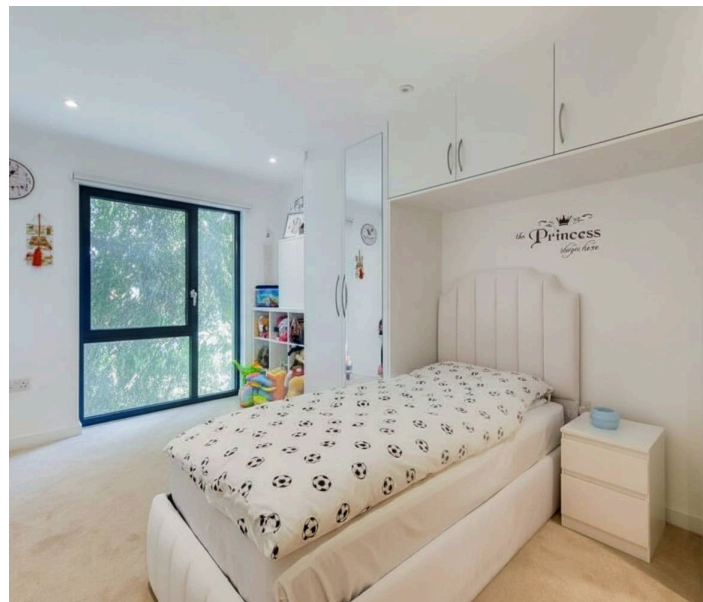
EPC Energy Efficiency Rating: B

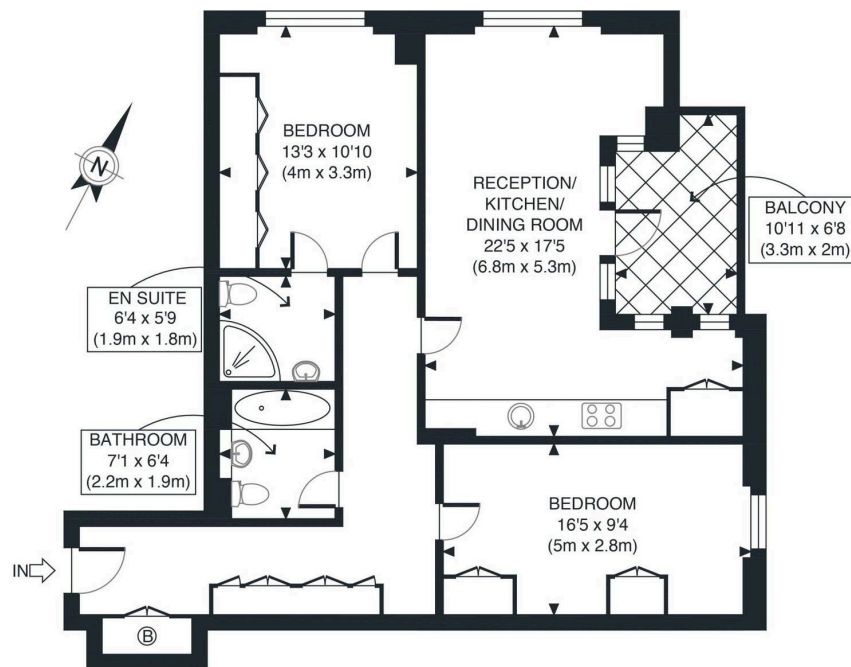
### **Suppliers:**

Electricity supply: Mains, Water supply: Mains  
water Sewerage: Mains Heating: Electric underfloor


### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 867 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 867 SQ FT / 81 SQM	Emporium Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/08/23
	photoplan 

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