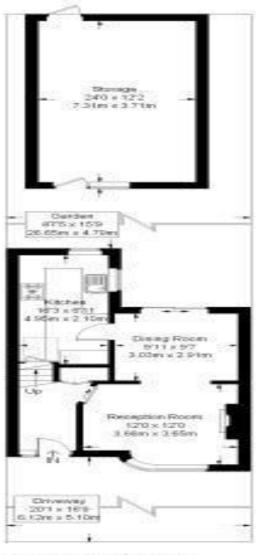
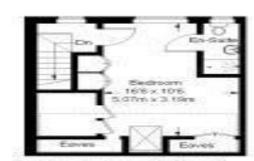
# the floorplan...

#### Eastleigh Avenue





Second Floor = 210 sq ft (Excluding Eaves & Reduced Headroom)



Ground Floor = 426 sq ft

below 1.5 m i 5%

Approximate Gross Internal Area Ground Floor = 426 sq ft./ 39.6 sq m First Floor = 421 sq ft / 39.1 sq m Second Floor (Excluding Eaves & Reduced Headroom) 210 sq ft / 19,5 sq m Storage = 295 sq ft / 27.4 sq m Reduced Headroom = 52 sq ft / 4.8 sq m Total = 1404 sq # / 130.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID320397)

#### more details from...

call: Brian Cox North Harrow: 020 3866 6640

email: paul.budd@brian-cox.co.uk

web: www.brian-cox.co.uk







0203 866 6640

brian-cox.co.uk



Brian Cox are delighted to market this four bedroom terraced house located in the Rayners Lane/South Harrow area. The property is in very good condition and consists of three double bedrooms and one good size single room, large through lounge and modern fitted kitchen, and two bathrooms. Other benefits include rear garage via service road, own drive and a delightful south facing rear garden and close proximity to shopping facilities, sought after schools and transportation links. CALL NOW to book a viewing 020 8912 0006



Monthly Rental Of £2,100 Freehold

Eastleigh Avenue, Harrow HA2 OUG

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





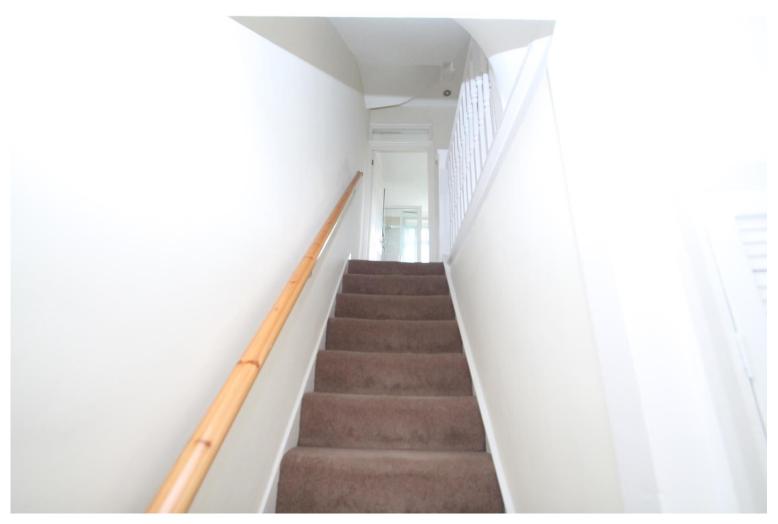
# in brief...

- Terraced House
- Four Bedrooms
- Large Through Lounge
- Two Bathrooms
- Garage/Out House
- Off Street Parking





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# the location...

#### nearest stations ...

South Harrow (0.4 miles) Rayners Lane (0.6 miles) Rayners Lane is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. Rayners lane train station is a London Underground station situated is on the Metropolitan and Picadilly line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafés and independent specialist shops. There are several schools in the area and churches.

020 3866 6640