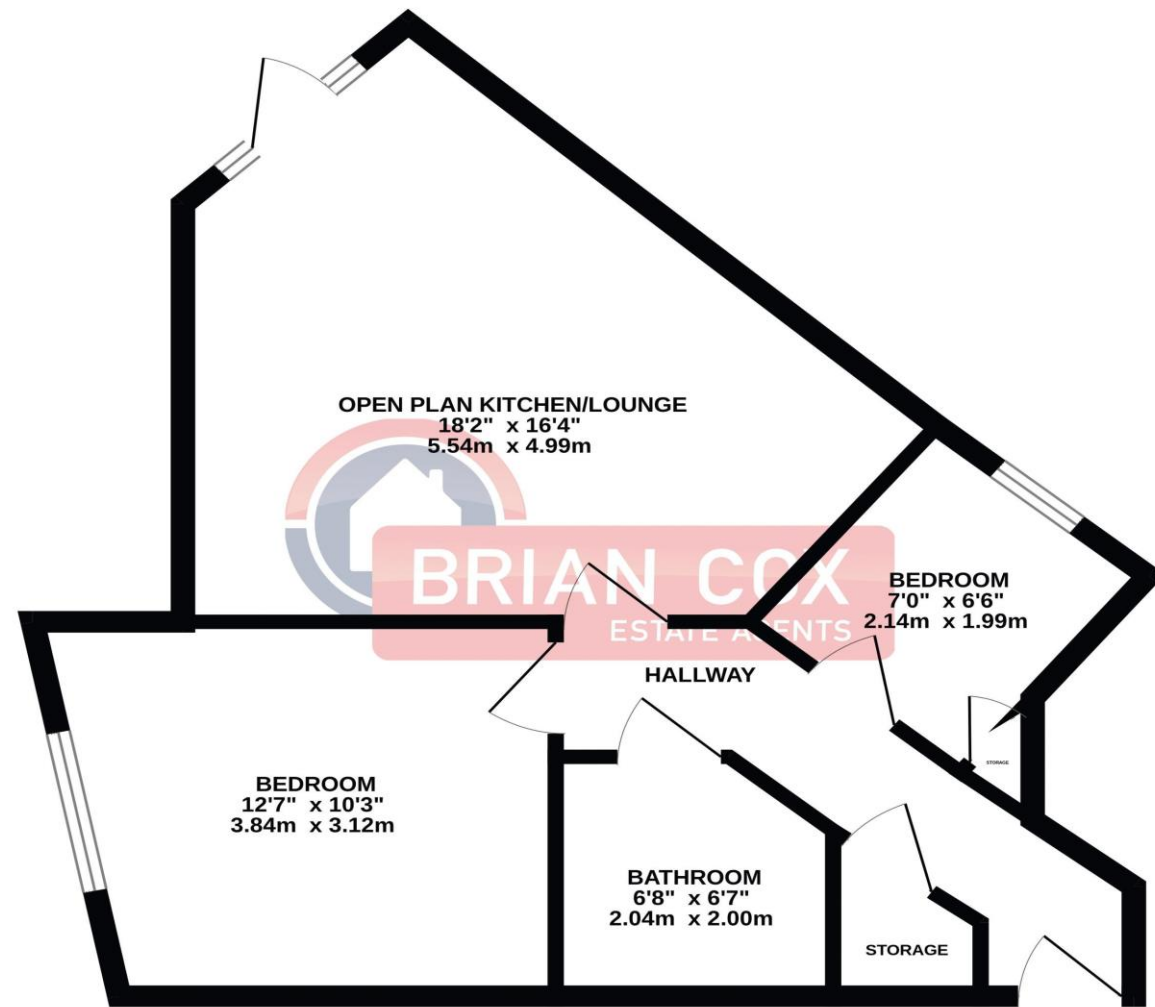


the floorplan...

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 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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more details from...

call: **Brian Cox Harrow: 0208 912 0006**

email: [info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)

web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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.



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox estate agents are pleased to offer this two bedroom, chain free, ground floor apartment to the market. The property benefits from a balcony, fitted kitchen, modern bathroom and double glazing. The building has security phone entry system, lift, a long lease of over 140 years. and is within a 5 minute walk to South Harrow High Street and Tube.



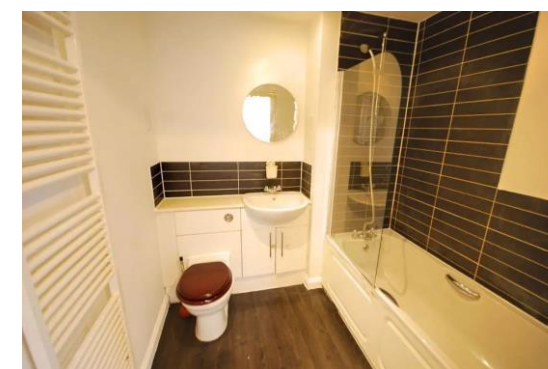
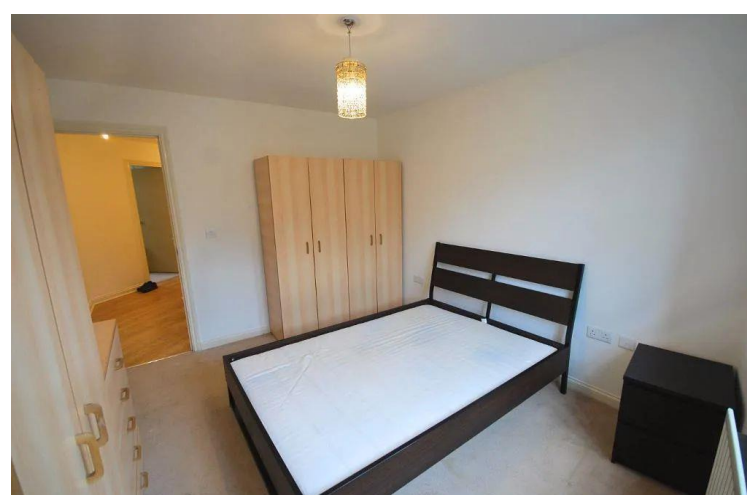
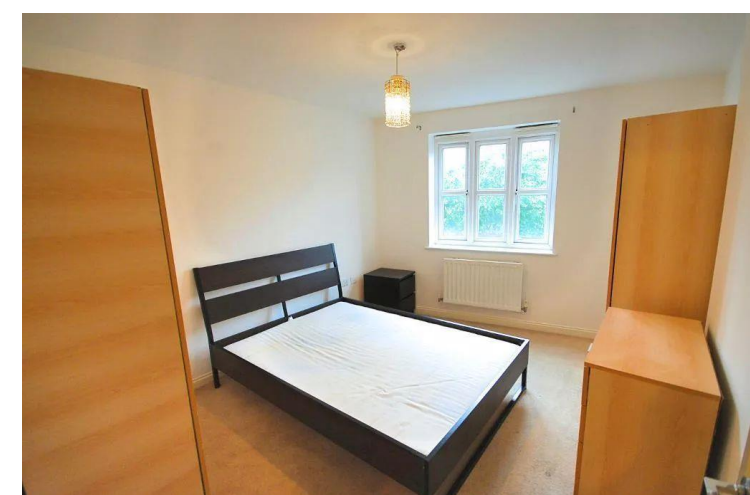
Offers in Excess of  
**£285,000**

Bridge Court, Stanley Road  
HA2 8FB



## in brief...

- Two Bedrooms
- Allocated Parking
- Lease of over 140 years
- Chain Free
- 5 Minute Walk to South Harrow Station
- Lift



## the location...

### nearest stations ...

- South Harrow Station (0.2 miles)
- Northolt Park Station (0.7 miles)
- West Harrow Station (0.9 miles)

South Harrow is South-West of Harrow-on-the-Hill in the London Borough of Harrow and its development originally spread South and West from the hamlet of Roxeth as a result making it easier to access to Central London by rail.

The area includes the geometric garden estate of Shaftesbury Circus. Beyond this historic heart, lies a newly-developed retail park which compliments the original high street, Northolt Road, offering a variety of amenities.

A variety of local buses serve the nearby town centre of Harrow which features two indoor shopping centres, a cinema and a wide range of major retailers.

There are many local schools within close proximity to the property, including Welldon Park Primary School; Heathland School; Grange Primary School and Petts Hill Primary School.