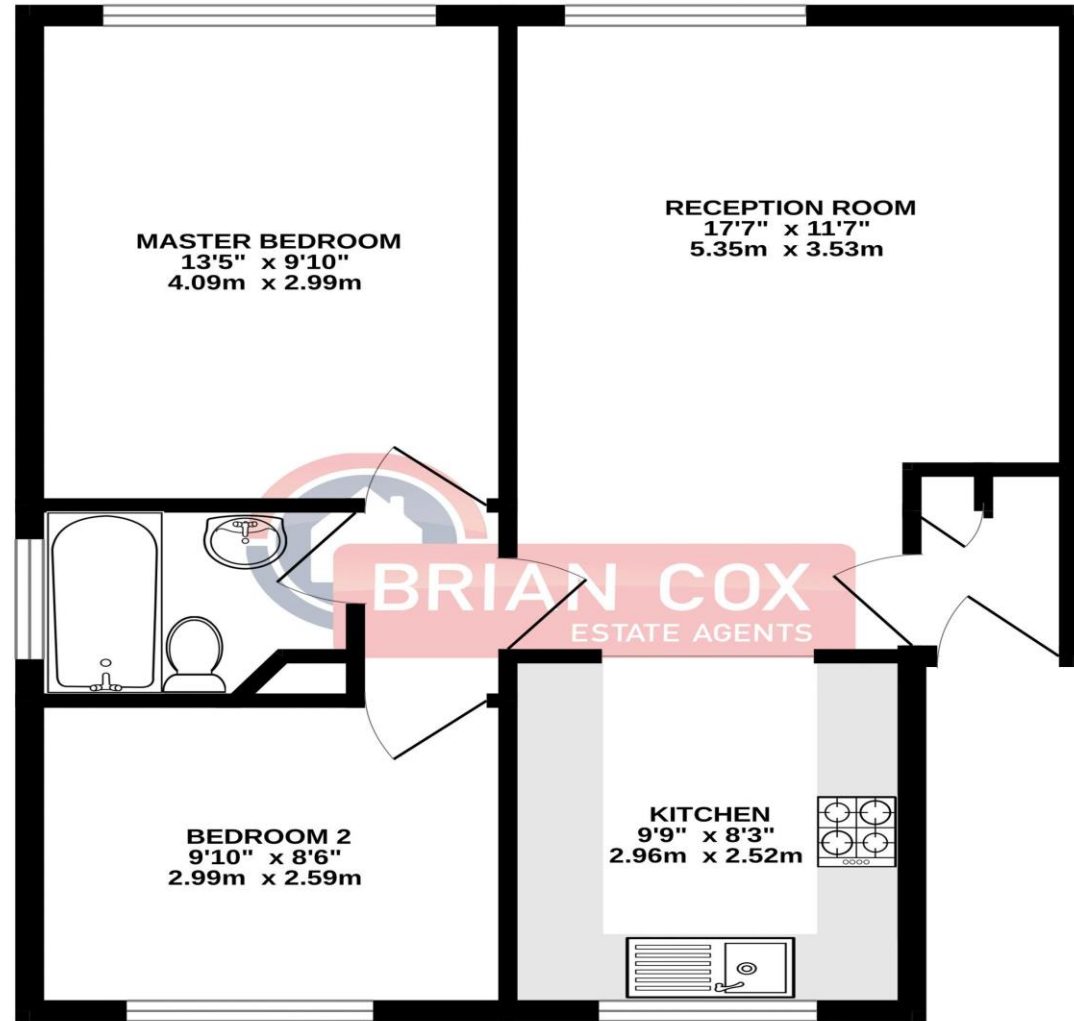


the floorplan...

FIRST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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...

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



Brian Cox & Company are proud to present to the market this 2-bedroom purpose built first floor flat located close to local amenities offered with the added benefits of a long lease. The property is ideally situated within walking distance of shops and transport facilities and the property is presented in good condition throughout and benefits from double glazed windows, gas central heating and a garage. This property is within a six-minute drive to Harrow and Wealdstone Station giving you swift access to central London. Call now so you do not miss out!



Offers in the Region Of  
**£310,000**

11 College Avenue, Harrow HA3 6HR

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...**

- LONG LEASE
- TWO DOUBLE BEDROOMS
- CHAIN FREE
- GARAGE
- FIRST FLOOR
- IDEAL LOCATION



**the location...**

**nearest stations ...**

Harrow & Wealdstone (0.8 miles)  
 Headstone Lane (0.9 miles)  
 Hatch End (1.5 miles)

Harrow Weald is an area in North West London, England. It includes a suburban development and forms part of the London Borough of Harrow. Harrow Weald is near Bushey Heath, Stanmore, Wealdstone, Headstone and Hatch End.

It is in the HA postcode area. The south of the area is a suburban development with houses, schools, small shops, supermarkets and pubs

There are many local schools within walking distance these include Whitefriars School, Belmont School, Cedars Manor School and St Joseph's Catholic Primary School.

