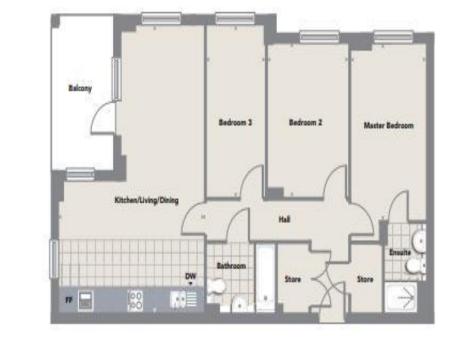
## the floorplan...



Balcony/Terrace A	rea	
Total Apartment H 88.44 sq m 952		
Bedroom 3 4.54m x 2.16m	14'11" x 7'1"	
Bedroom 2 4.09m x 3.00m	13'5" x 9'10"	
Master Bedroom 4.66m x 2.78m	15'3" x 9'1"	
Kitchen/Living/Di 7.51m x 5.34m		

## more details from ...

call: Brian Cox Harrow: 0208 912 0006 email: info@brian-cox.co.uk web: 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.





THREE BEDROOM - TWO BATHROOM -BALCONY - PARKING - LIFT - Brian Cox are pleased to present this spacious threebedroom purpose built apartment which comprises of a fitted air purification system, open plan kitchen/ living room, en suite bathroom, family bathroom, three bedrooms, balcony and a communal garden for residents. The property further from allocated parking and lift code access to the floor. This property is perfect for a growing family and investors alike, so call now so you do not miss out!

#### £560,000

### 0208 912 0006 brian-cox.co.uk



Gayton Road, Harrow HA1 2DQ





## in brief...

- THREE DOUBLE BEDROOMS
- LONG LEASE
- ALLOCATED PARKING
- IDEAL LOCATION
- 2 BATHROOMS
- SECOND FLOOR





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# the location...

### nearest stations ...

Harrow-on-the-Hill (0.3 miles) Northwick Park (0.8 miles) Kenton (0.8 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. You have a large Tescos & Morrison's which are both within a short drive to the property.

Positioned within a short walk you have the beautiful Grove Open space which is on the slops of Harrow on the Hill. The high street which is less than a ten minute walk away leads to historic buildings, restaurants & wine bars. Harrow on The Hill Metropolitan/Chiltern Line train station is within 0.2 miles distant with its fast links to the city.

The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselms RC school and the renowned Harrow School.

#### 0208 912 0006