

Tranquil Lane

Harrow • • HA2 0GS
Offers In Excess Of: £375,000



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Offered to the market with fantastic views, this stunning two bedroom apartment boasting a private balcony, and offers buyers a spacious and trendy property, ready to move straight into. This stunning abode is ideally located with good transport links, shops and popular local schools. A viewing of this wonderful apartment is recommended as soon as possible.

TWO BEDROOM APARTMENT

LARGER THAN AVERAGE

TWO BATHROOMS

BALCONY

AMPLE STORAGE

GATED ALLOCATED PARKING

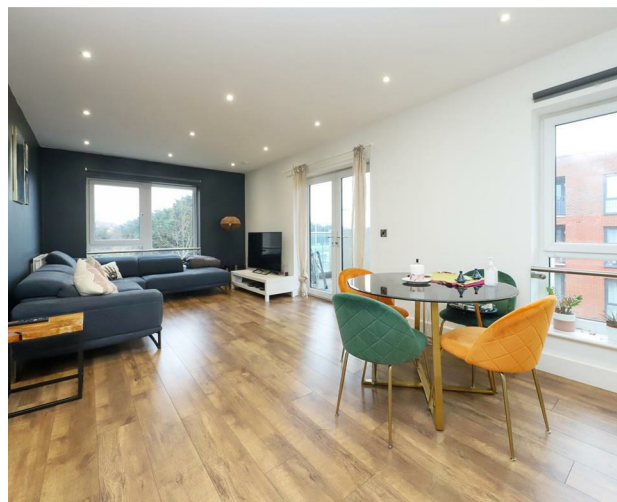
WALKING DISTANCE TO TUBE

GREAT CONDITION THROUGHOUT

CLOSE TO LOCAL AMENITIES

734 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





DIRECTIONS

From our Ruislip Manor Office turn left and continue to the end of the high street, taking the first exit into Chelston road. Continue straight into Southbourne Gardens and turn right at the end of the road onto Field End Road. Follow the road down to the roundabout and take the first exit into Eastcote Lane. At the roundabout, take the first exit onto Rayners Lane. At the end of the road turn right onto Tranquil Lane. Follow this road and Bluebell court will be on your right hand side.

SITUATION

Close to South Harrow and Rayners Lane Train Stations which offer the Metropolitan and Piccadilly Lines. The high streets offer an array of shops and restaurants along with a choice of buses towards Harrow on the Hill, Northolt, Hounslow, Uxbridge, Greenford and Ealing. There is a selection of schools nearby including Grange Primary, Alexandra School and the outstanding Whitmore High School the house is located in a quite and family friendly area.

DESCRIPTION

This luxury apartment is an ideal property for both first time buyers and buy to let investors. The main reception room is large, spacious and open plan, incorporating a living room to relax in, a dining area for those who like to entertain and a kitchen which joins these two areas. The kitchen has a wide range of base and wall units, worktops and integrated appliances. The room floods with natural light from large double doors leading out to the private balcony area. There are two large double bedrooms with the master benefiting from an en suite shower room. There is also a family bathroom which is tiled throughout.

OUTSIDE

To the rear of the property is gated allocated parking. The road offers residents street parking for vehicles. The apartments are surrounded by well kept shrubs and has a wonderful park for local residents. It is also within a short walking distance of three large public parks. The property also benefits from a balcony.



Schools:

Grange Primary School 0.15 miles
 Whitmore High School 0.4 miles
 Newton Farm Nursery, Infant and Junior School 0.6 miles



Train:

South Harrow 0.6 miles
 Rayners Lane 0.5 miles
 Northolt Park 0.9 Miles



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
 734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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 misstatement. 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.