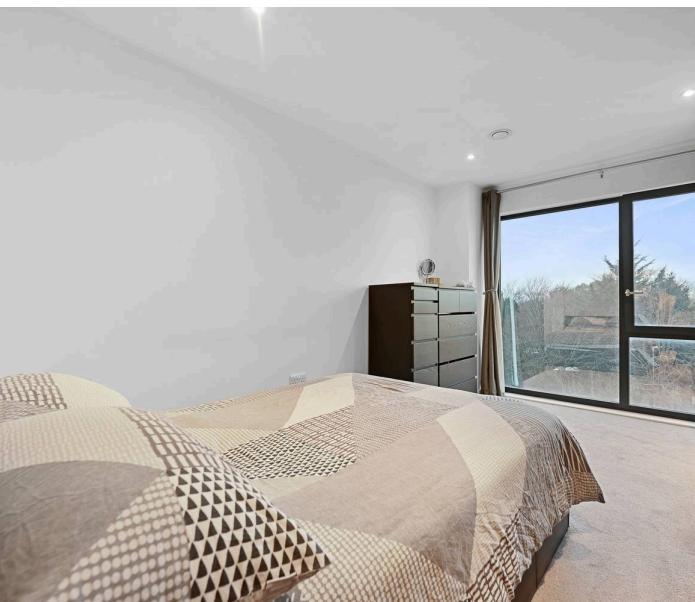




Emporium Court, Alexandra Avenue, HA2 9DL
Guide Price £295,000 | Leasehold

Lr **LAWRENCE RAND**



Key Features & Description

- One bedroom luxury upper floor apartment
- Open plan kitchen/lounge/diner
- Allocated parking
- Balcony
- Modern fitted bathroom
- Chain free

This beautifully presented one-bedroom upper floor apartment, designed to make everyday living both comfortable and stylish. Filled with natural light, the contemporary open-plan layout creates a welcoming space to relax, unwind, or entertain. Step out onto your private balcony from the living area and enjoy a quiet moment outdoors, all while being perfectly positioned on Alexandra Avenue, close to green spaces, local amenities, and excellent transport connections.

The generously sized double bedroom offers a calm and comfortable retreat, complemented by a stylish, modern bathroom. Underfloor heating throughout the apartment ensures year-round comfort and a touch of everyday luxury.

Presented with care by Lawrence Rand - helping you find the place you'll love to call home.



Nearest Stations

South Harrow (Piccadilly Line) – 0.6 miles
Rayners Lane (Metropolitan & Piccadilly Lines) – 0.8 miles
Northolt Park (National Rail – Chiltern Railways) – 0.6 miles
West Harrow (Metropolitan Line) – 1.2 miles
North Harrow (Metropolitan Line) – 1.4 miles

Overlooking Alexandra Avenue the property is situated near a variety of green spaces, including Newton Farm Ecology Park, Alexandra Park, and Newton Park. Close proximity to a number Ofsted rated GOOD and OUTSTANDING schools.

Additional Information

Council Tax band: C
Tenure: Leasehold, 119 years remaining, Service Charge £2,400pa, £300pa Ground Rent
EPC Energy Efficiency Rating: B

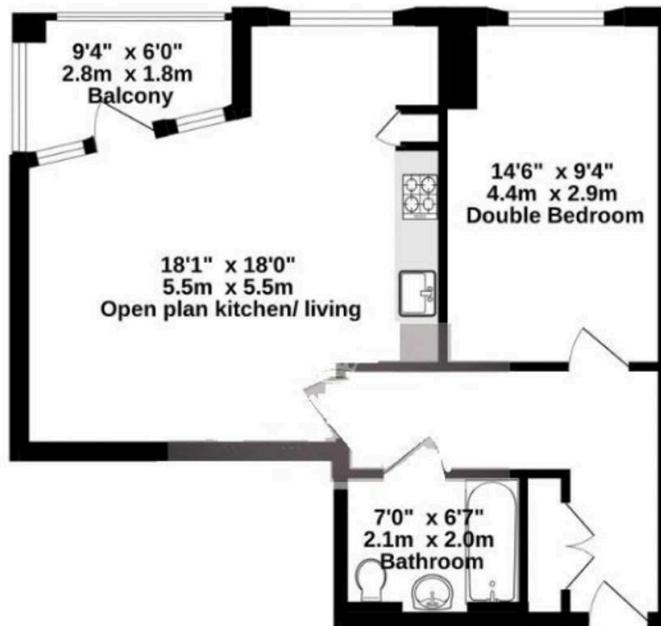
Suppliers

Electricity supply: Mains, Water supply: Mains
water Sewerage: Mains Heating: Electric
underfloor

Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent

SECOND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
While 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 errors, omissions or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.

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