

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

40 Station Road, North Harrow,
Middlesex, HA2 7SE
Tel: 0208 863 1122

Email: harrow@robertsonphillips.co.uk

Harrow Lettings: 0208 092 4045
Hatch End/Pinner Sales: 0208 428 7161


**ROBERTSON
PHILLIPS**
Est. 1991

ALEXANDRA AVENUE, HARROW



Three Bedroom First Floor Flat

£350,000



www.robertsonphillips.co.uk



Description

Offered to the market with the benefit of NO ONWARD CHAIN, this deceptively spacious three double bedroom first-floor apartment presents an exceptional opportunity. Perfectly suited for first-time buyers, growing families, professional couples, or savvy investors, this property is nestled within a highly convenient and well-connected residential development in the heart of Harrow.



Location: This well-presented first floor flat is situated in Lucas Court, located on Alexandra Avenue. This is a prime residential area known for its excellent connectivity and proximity to local amenities in both Rayners Lane and South Harrow.





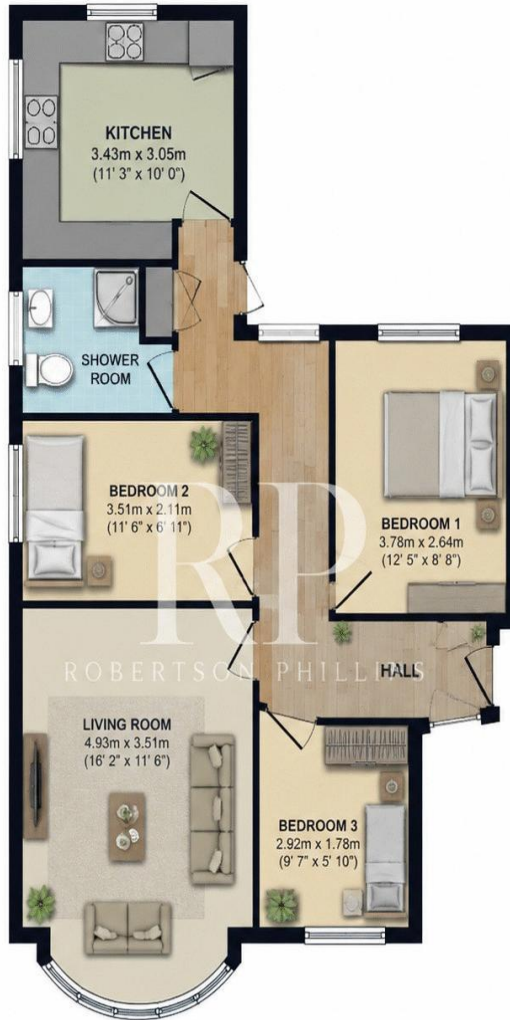
- *No Onward Chain*
- *Exceptional Lease Length – Over 970 years remaining (Lease end date: 25/09/2995)*
- *Three Genuine Double Bedrooms*
- *Dual-Aspect Kitchen/Diner*

Additional Information

TENURE. LEASEHOLD 970 YEARS

LOCAL AUTHORITY. HARROW

ENERGY EFFICIENCY RATING. C



Total floor area 72.5 m² (781 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.