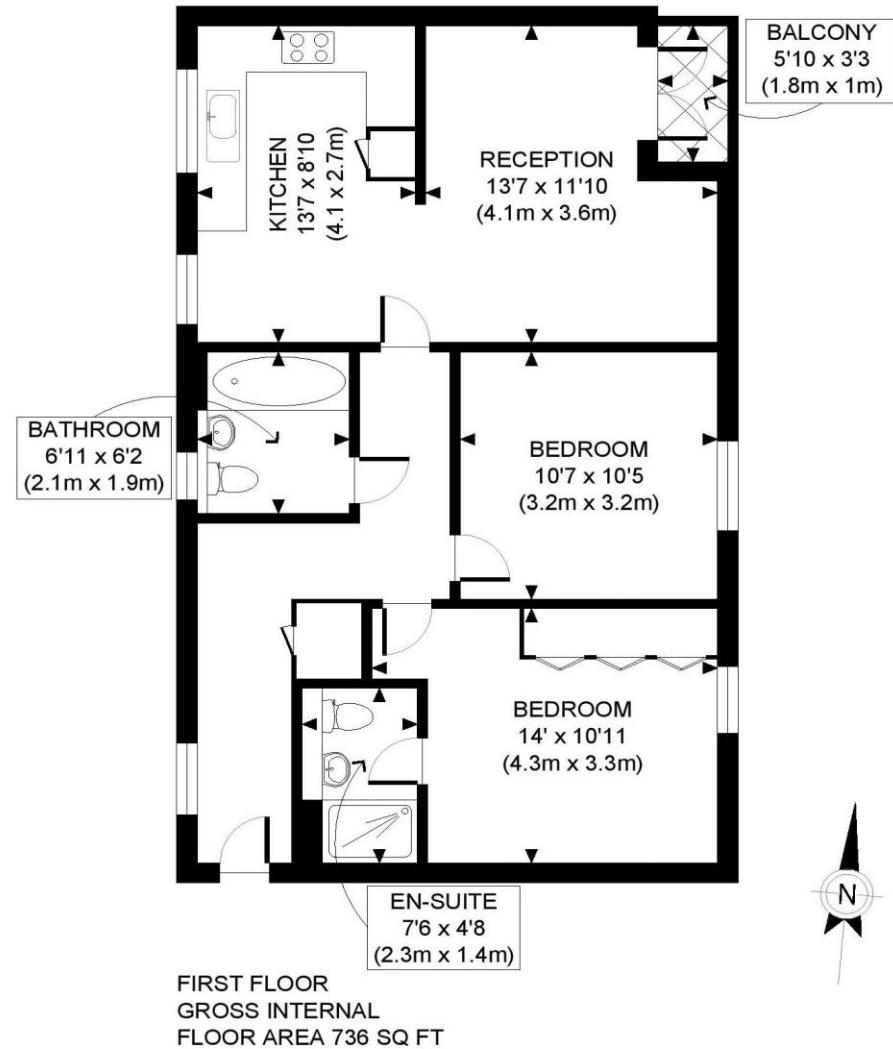


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 736 SQ FT/ 68 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: [nhadmin@brian-cox.co.uk](mailto:nhadmin@brian-cox.co.uk)

Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents is delighted to present this delightful two-bedroom, two-bathroom apartment to the market. The property enjoys added privacy, enhanced security, and uninterrupted views, all while benefiting from an abundance of natural light throughout the day. A private balcony further elevates the living experience, offering pleasant outdoor space and scenic vistas. The apartment is ideally located with excellent transport links, nearby shopping amenities, and access to OFSTED-rated Outstanding schools. Upon entering, you're welcomed by a spacious hallway that leads into a bright and expansive open-plan living area. The modern kitchen features generous base and wall



Offers in Excess of  
**£359,950**

Rayners Lane, Harrow HA2 0XH

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...

- Two Double Bedrooms
- Two Bathrooms
- Close to Met/Piccadilly Line
- Well Presented Accommodation
- Stunning open plan layout
- First Floor Flat & Good Length lease
- No Upper Chain



## The Location...

### Nearest Stations ...

Rayners Lane Station 0.5 miles  
South Harrow Station 0.6 miles  
West Harrow Station 0.8 miles

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 also a selection of schools nearby including the much sought after primary (Newton farm) and High School (Whitmore). The development is located in a quiet and family friendly area.

