



Malvern Court Alexandra Avenue, Harrow, HA2 9BY

Guide Price £365,000 | Leasehold



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Key Features & Description:

- Three bedroom flat in a sought after residential area
- Spacious, light filled living room with large windows
- Contemporary kitchen with sleek worktops and modern appliances
- Breakfast bar and adjoining dining area for versatile dining options
- Two additional bedrooms ideal for guests, family, or home office use
- Stylish family bathroom serving residents and visitors
- Ample storage solutions throughout
- Garage and private parking to the side, plus additional on street parking

This three bedroom flat nestled in the heart of a highly sought after residential area, offering the perfect blend of modern comfort and timeless sophistication. Upon entering, you're welcomed by a spacious, light filled living room where large windows bathe the space in natural light, creating a warm and inviting atmosphere. The neutral décor enhances the sense of openness, making it ideal for both relaxation and entertaining. The kitchen features sleek worktops, ample storage, and state of the art appliances perfect for preparing everything from a quick breakfast at the breakfast bar to a family dinner in the adjoining dining area. The master bedroom benefits from generous proportions. Two additional bedrooms offer flexibility to suit your lifestyle whether as guest rooms, a home office, or cosy spaces for family members. A family bathroom serves both residents and guests, while thoughtful storage solutions throughout the flat ensure a clutter free living environment. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**





Nearest Stations:

Rayners Lane (Tube) – 0.6 miles (closest Tube station on the Metropolitan & Piccadilly lines)

South Harrow (Tube) – 0.8 miles (Piccadilly line)

Northolt Park (rail) – 0.7 – 0.9 miles (national rail)

Verified Material Information:

Council tax band: B, London Borough of Harrow

Energy Performance Certificate (EPC) rating: D

Lease length: 105 years

Ground rent: £20 per quarter

Service charge: £430 per quarter

Suppliers:

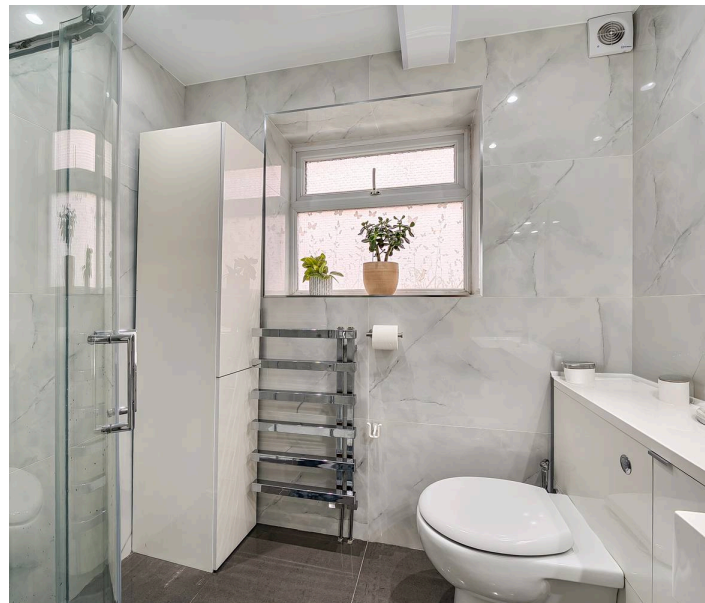
Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone –
Excellent, Three – Excellent, EE – Excellent

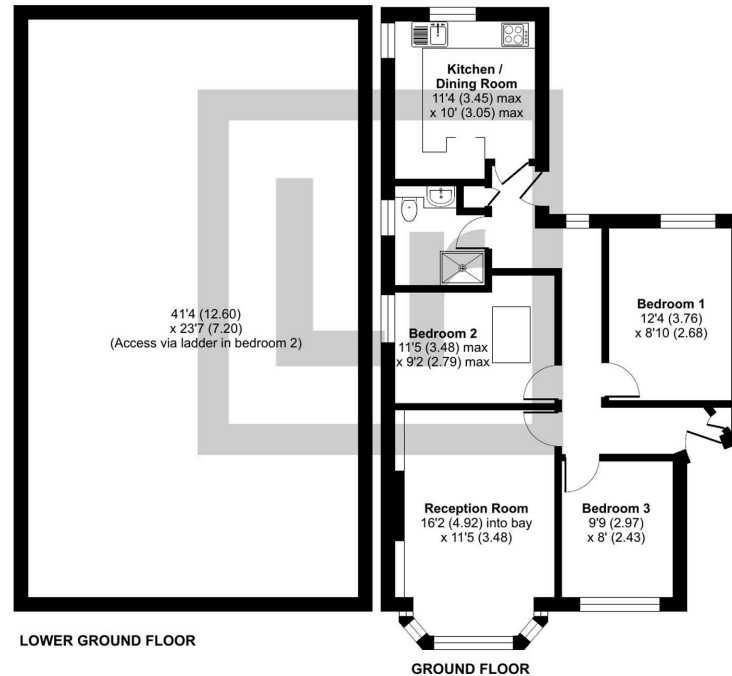




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Approximate Area = 1736 sq ft / 161.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1381000

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