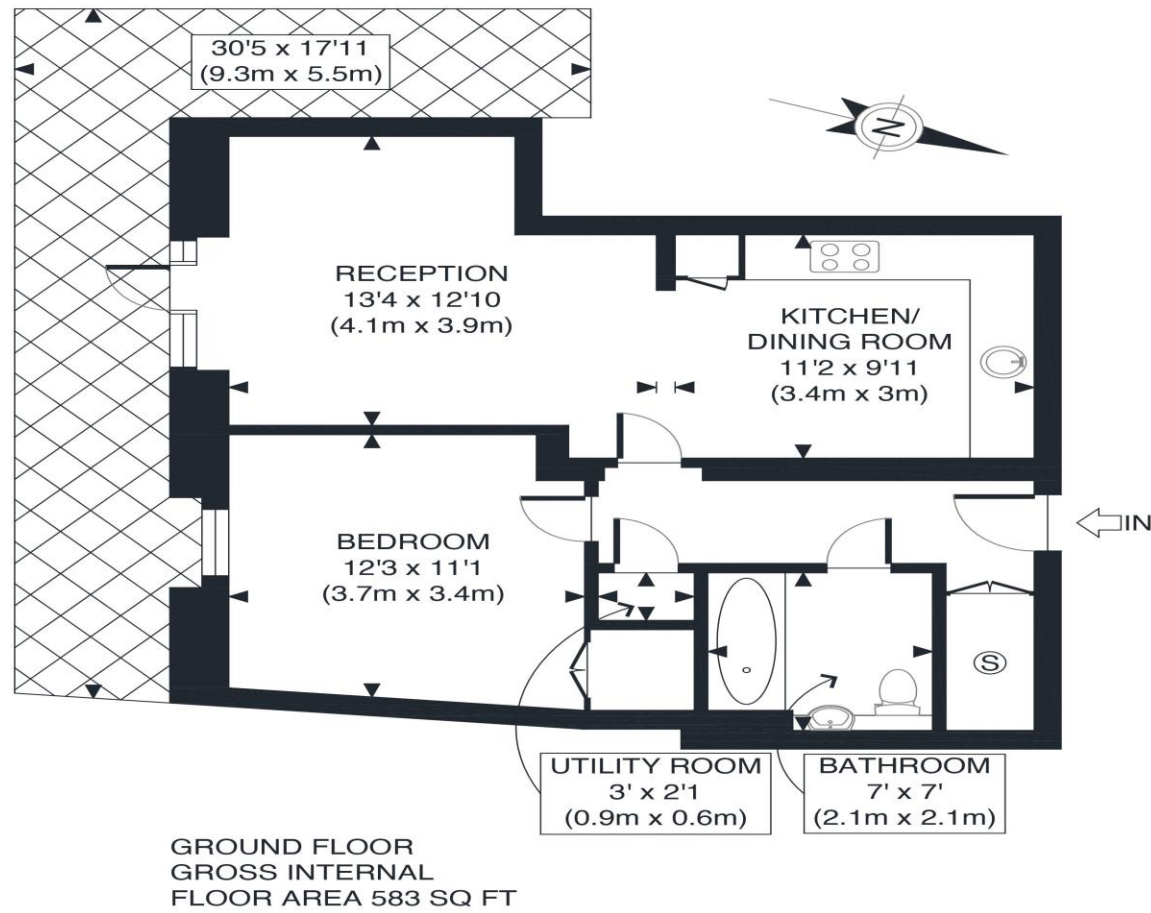


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 583 SQ FT / 54 SQM	<b>Freesia Court</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/09/23
	<b>photoplan</b>

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640  
**Email:** [Azi.rahman@brian-cox.co.uk](mailto:Azi.rahman@brian-cox.co.uk)  
**Web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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.



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



Brian Cox Estate Agents is delighted to introduce this spacious one bedroom ground floor flat. The apartment is in impeccable condition with its own private south facing terrace wrapping around the whole flat. Flooded with natural light, this property is ideally located with excellent transport links, access to amenities and in the catchment of outstanding schools. You are greeted in by a spacious entrance hall leading to a generous open plan living room basking in natural light from the private terrace. The kitchen packs in plenty of base and wall units, worktops and space for integrated appliances. Further benefits include a larger than average bedroom, large bathroom, a dedicated utility cupboard and ample storage space throughout the property. This private block with only 2 other flats boasts its own allocated parking space with unlimited free EV Charging!



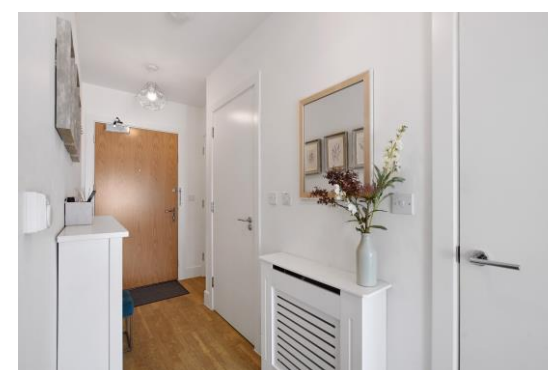
Offers in Excess of  
**£310,000**

Sandpiper Drive, Harrow HA2 0SF



## In Brief...

- One Bedroom Ground Floor Apartment
- Allocated Parking For One Car With Unlimited Free EV Charging
- External Secure Communal Storage
- Wrap Around South East Facing Terrace
- Integrated Appliances
- Catchment Area of Several OFSTED Outstanding Schools Such as Whitmore High and Heathland Primary School
- 5-minute drive to St George's / St Anne's Shopping Centre
- Situated directly opposite lovely communal green space.
- EPC Rating B & Council Tax Band B



## 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 Grange Primary, Alexandra School and the outstanding Heathland Primary and Whitmore High School. The development is located in a quiet and family friendly area.