

# The Floorplan...

Approximate Gross Internal Floor Area : 43.55 sq m / 469 sq ft

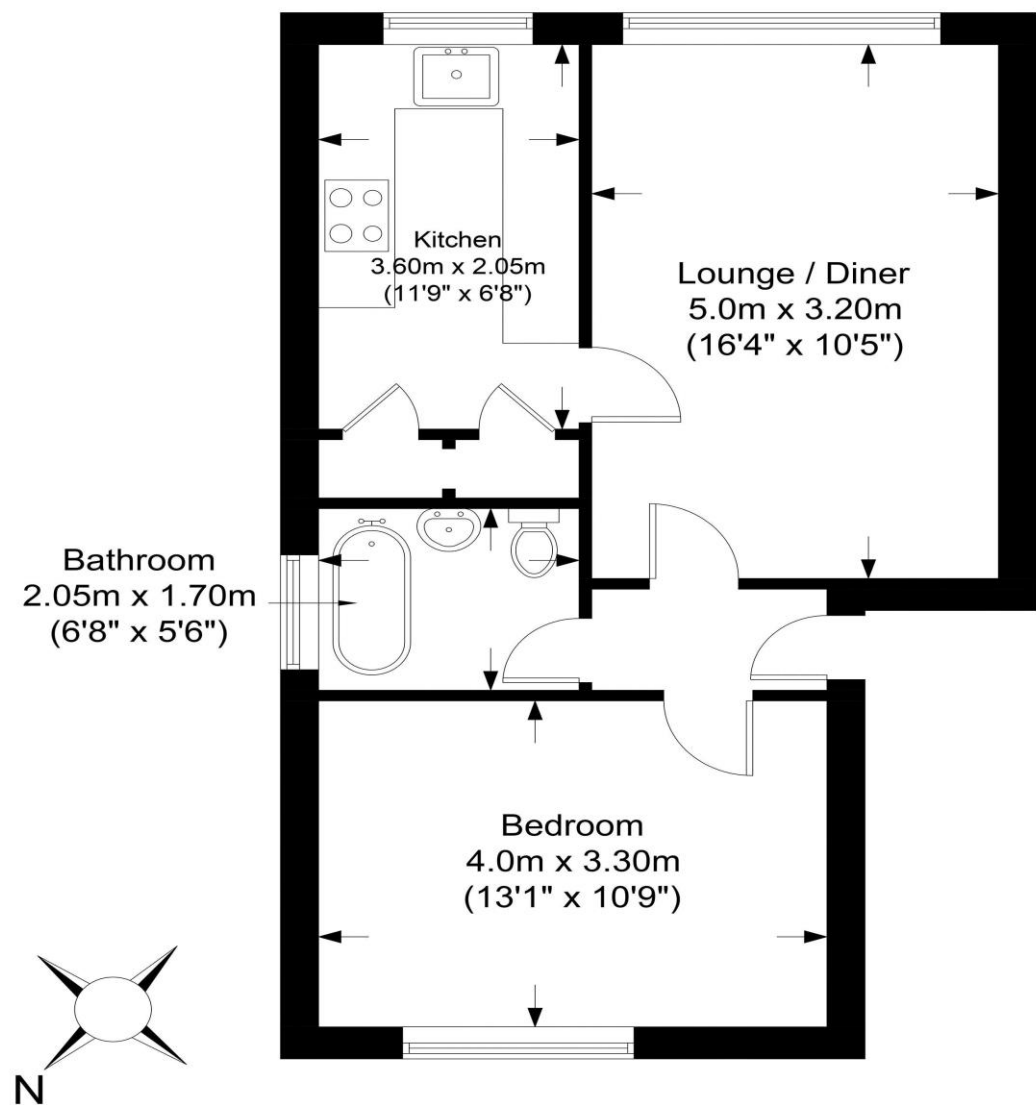


Illustration purposes only. All measurements are approximate.

## 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 are delighted to present this well-appointed one-bedroom purpose-built flat, ideally located in Rayners Lane within close proximity to the Metropolitan and Piccadilly Line Underground Station. Positioned on the first floor, the property comprises an entrance hallway, fitted kitchen, spacious living area, and a bathroom. Further benefits include attractive communal grounds and a good-length lease. The property is superbly situated close to local amenities, restaurants, excellent schools, and transport links.



£265,000  
Leasehold

Jasmine Gardens, Harrow HA2 9DE

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...

- One Bedroom Flat
- Well Presented Accommodation
- Ideal Location
- Spacious Lounge
- First Floor Purpose Built Flat
- Communal Gardens



### The Location...

#### Nearest Stations ...

Rayners Lane (0.6 miles)  
 South Harrow (0.7 miles)  
 Northolt Park (0.7 miles)

Jasmine Gardens is located off Sandringham Crescent off Alexandra Avenue. Local shopping facilities & bus services providing access to the surrounding areas are situated approx 100 yards from the property. Rayners Lane is a suburban area of North West London, situated North-West of Central Harrow within the London Borough of Harrow. Rayners Lane train station is a London Underground station situated in North West London. The station is on the Metropolitan & Piccadilly lines between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & independent specialist shops. There are several schools in the area and churches.