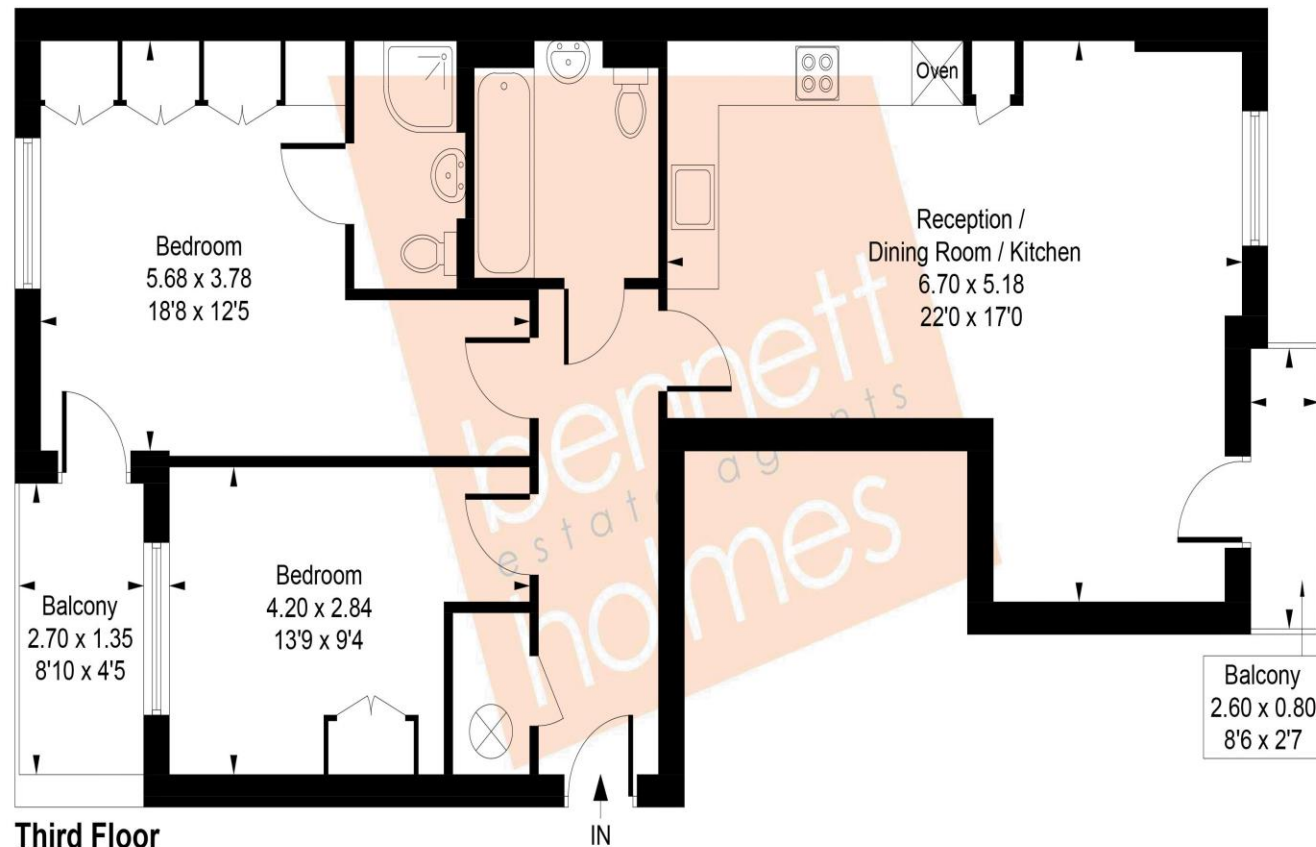


### Matrix Court, Eastcote Lane

Approximate Gross Internal Area  
73.17 sq m / 788 sq ft  
Balconies = 5.99 sq m / 64 sq ft  
Total = 79.16 sq m / 852 sq ft



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Leasehold  
118 years remaining on the lease  
Service charge - £259 PCM  
No ground rent until 2031  
Borough of Harrow  
Council tax band D- £2,512  
EPC- B

NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Matrix Court, 178 Eastcote Lane Harrow HA2 9AA

Price Guide: £400,000



Bennett Holmes are pleased to offer this modern two double bedroom, two bathroom purpose built flat in South Harrow. The property is situated on the third floor of Matrix Court, which is the top flat. There is lift access to all floors. The property is located within 0.7 miles to South Harrows main shopping and transport facilities to include local bus routes and the Piccadilly Line Tube Station. Within 0.8 miles to Rayners Lane main shopping and transport facilities to include the Metropolitan/ Picadilly line Tube Station. Local shops and highly regarded schools are also close by. Other benefits include 118 years remaining on the lease, underfloor heating, double glazed windows, master bedroom with en suite shower room and balcony, open plan kitchen/ living room with balcony, communal gardens, allocated underground gated parking and no upper chain.



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- THIRD FLOOR FLAT – TOP FLOOR
- MODERN BLOCK WITH LIFT/ STAIRS ACCESS
- UNDERGROUND GATED PARKING SPACE
- 118 YEARS REMAINING ON THE LEASE
- UNDERFLOOR HEATING
- NO UPPER CHAIN

**Matrix Court, 178 Eastcote Lane  
Harrow  
HA2 9AA**

**Price Guide: £400,000**



### Accommodation

The accommodation briefly comprises a communal entrance with a secure entry phone system. There is a lift and stairs to all floors. This property is located on the second floor. The property has own front door opening to the entrance hall with doors to a storage cupboard, the open plan kitchen/ living room, bathroom and two bedrooms. There are two double bedrooms both with fitted wardrobes. The master bedroom has a door to the en suite shower room and a door to own balcony. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring electric hob with an overhead extractor hood. There are integrated appliance to include fridge/ freezer, dishwasher and washing machine. The kitchen is open plan with the living room and has door a second balcony.

Outside the property are communal gardens and there is an underground gated car park, this property comes with an allocated parking space.

