

***MALVERN COURT, ALEXANDRA AVENUE, HARROW***



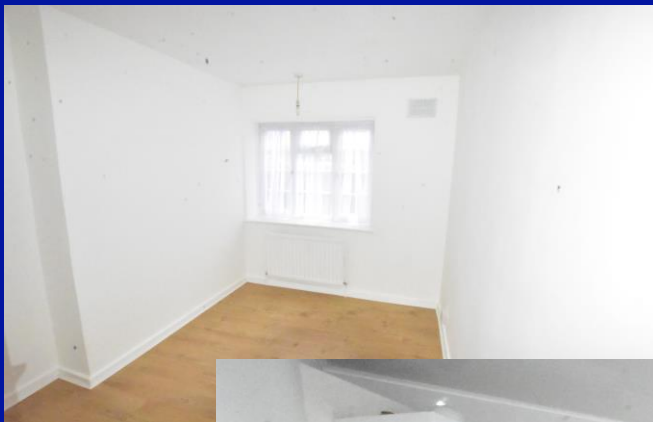
***THREE BEDROOM GROUND FLOOR FLAT    £350,000 - £375,000***

## *Description*

Fully refurbished to a high standard throughout, 3 bedroom, purpose built, ground floor flat, occupying this residential location, convenient for the shopping and transport facilities at both Rayners Lane and South Harrow, including the Metropolitan/Piccadilly and Piccadilly line stations, respectively. The property, in our opinion, offers generous well presented accommodation throughout, briefly comprising communal entrance hallway with security entryphone, entrance hallway, large front aspect lounge, newly fitted kitchen/diner, 3 good sized bedrooms and contemporary bathroom/wc. Other features include brand new flooring, double glazing, gas central heating, communal grounds, ample residents' parking and an unexpired Lease term in excess of 110 years (Term to be confirmed). Internal viewing is highly recommended.



***Location:*** This well-presented ground floor flat is situated in Malvern Court, located on Alexandra Avenue. This is a prime residential area known for its excellent connectivity and proximity to local amenities in both Rayners Lane and South Harrow.





- *THREE BEDROOM*
- *GROUND FLOOR FLAT*
- *FULLY REFURBISHED THROUGHOUT*
- *NEW KITCHEN AND NEW BATHROOM*
- *NEW FLOOR COVERINGS*
- *GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS*
- *900 PLUS YEARS LEASE*
- *NO UPPER CHAIN*



#### Additional Information

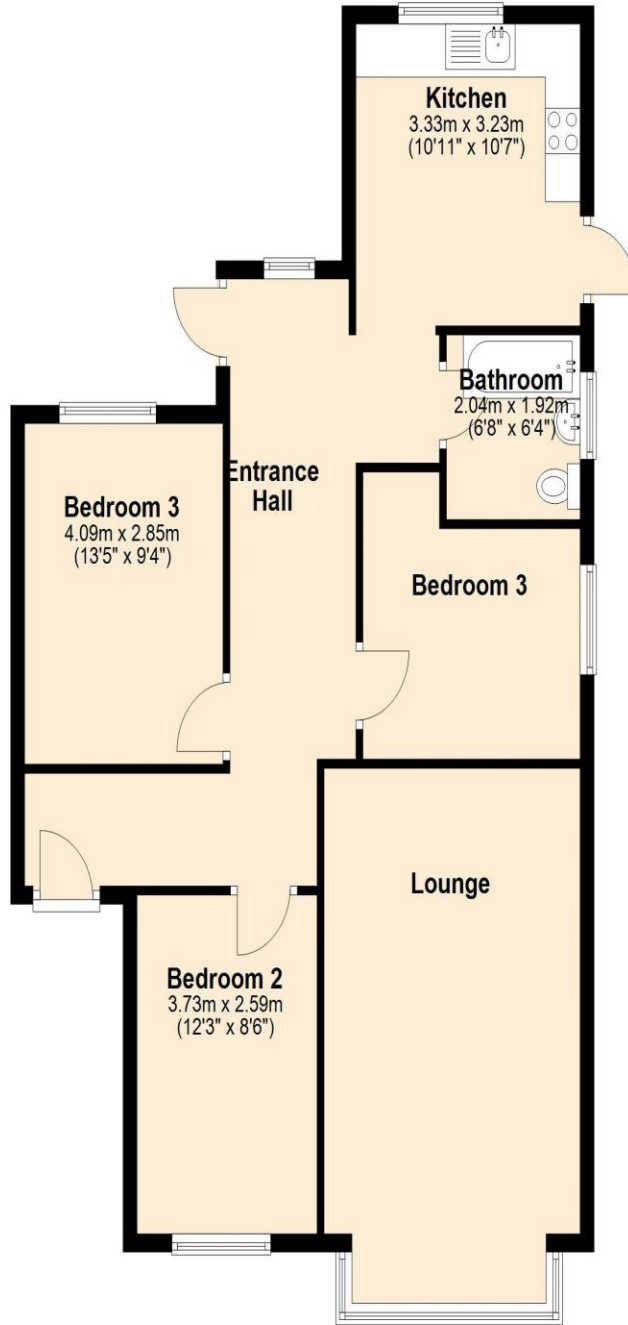
TENURE. LEASEHOLD 900 PLUS YEARS

LOCAL AUTHORITY. LONDON BOROUGH HARROW

ENERGY EFFICIENCY RATING. TBA

## Ground Floor

Approx. 84.2 sq. metres (906.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.8 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**