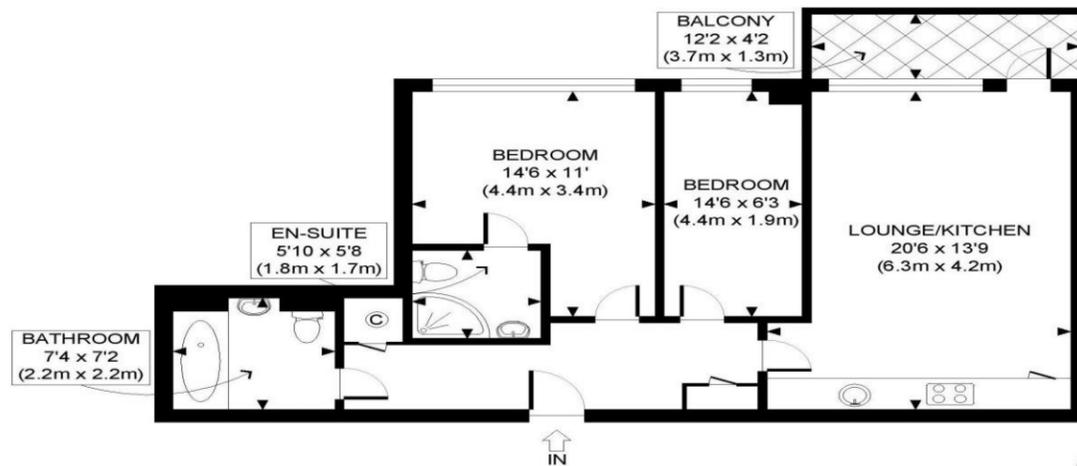


The Floorplan...



0203 866 6640
brian-cox.co.uk



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 689 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 689 SQ FT/ 64 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
Email: nhadmin@brian-cox.co.uk
Web: www.brian-cox.co.uk



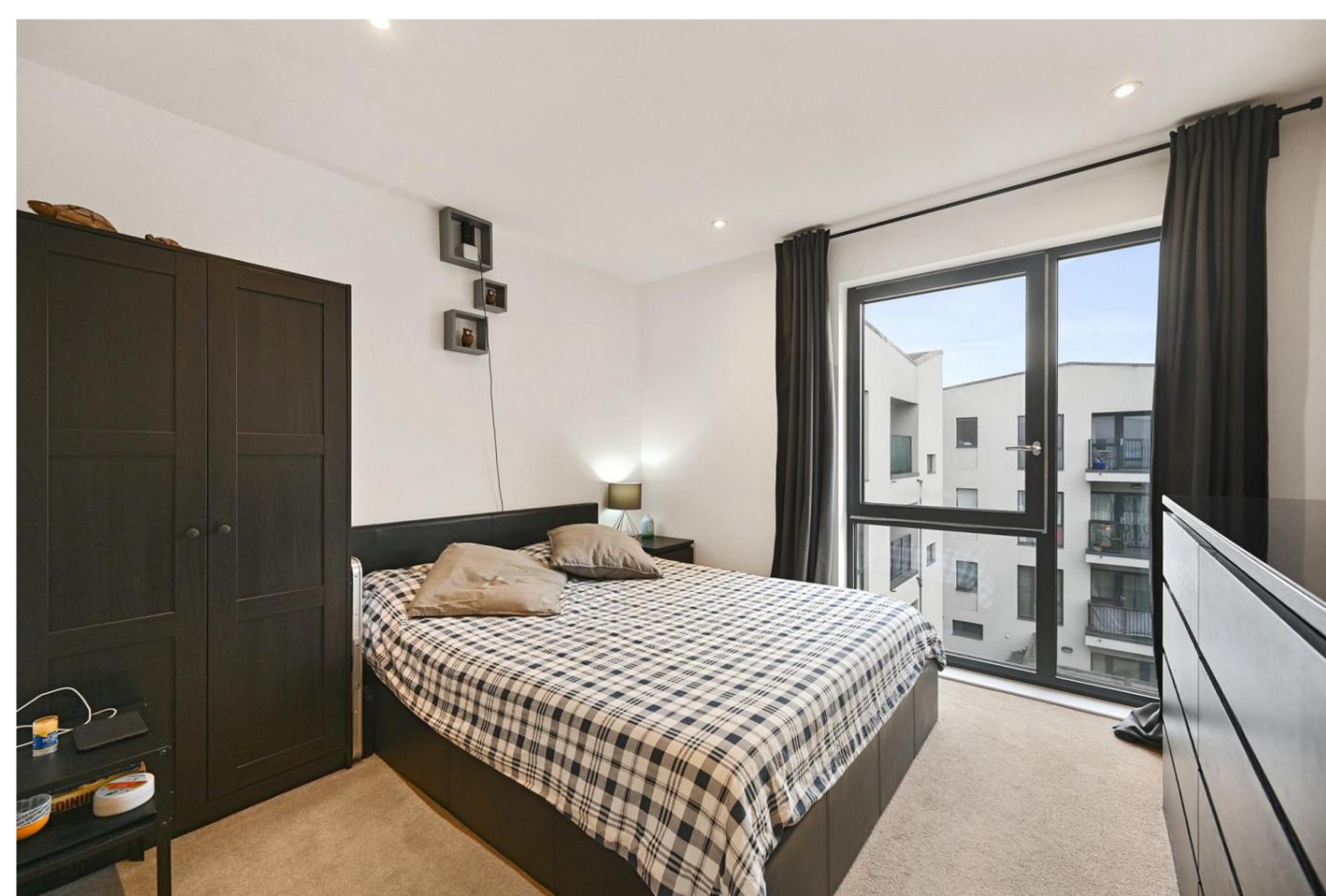
Brian Cox Estate Agents are delighted to present to the market this exceptional modern two-bedroom luxury apartment, set within the desirable Rayners Lane area, just moments from the green open spaces of Alexandra Park. The property boasts a bright and spacious open-plan reception area, flooded with natural light and complemented by a private balcony, making it ideal for both everyday living and entertaining. The apartment features two well-proportioned double bedrooms, a contemporary family bathroom, and striking floor-to-ceiling windows throughout. Significantly larger than many comparable properties in the area, the generous proportions must be seen to be fully appreciated.



Guide Price £375,000

Alexandra Avenue, Harrow HA2 9DL

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...

- Spacious Apartment With Great Views
- Gated Underground Parking & Bike Storage
- Video Intercom System
- Private Balcony, Communal Garden Space
- Underfloor Heating



The Location...

Nearest Stations ...

- Northolt Park (0.4 miles)
- South Harrow (0.5 miles)
- Rayners Lane (0.9 miles)

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). There is also access to the Chiltern Line, offering direct trains to London Marylebone in approximately 19 minutes. There are many local schools nearby; some of these include Alexandra School, Earlsmead Primary School, Petts Hill Primary School, Harrow Independent College and Whitmore High School.

