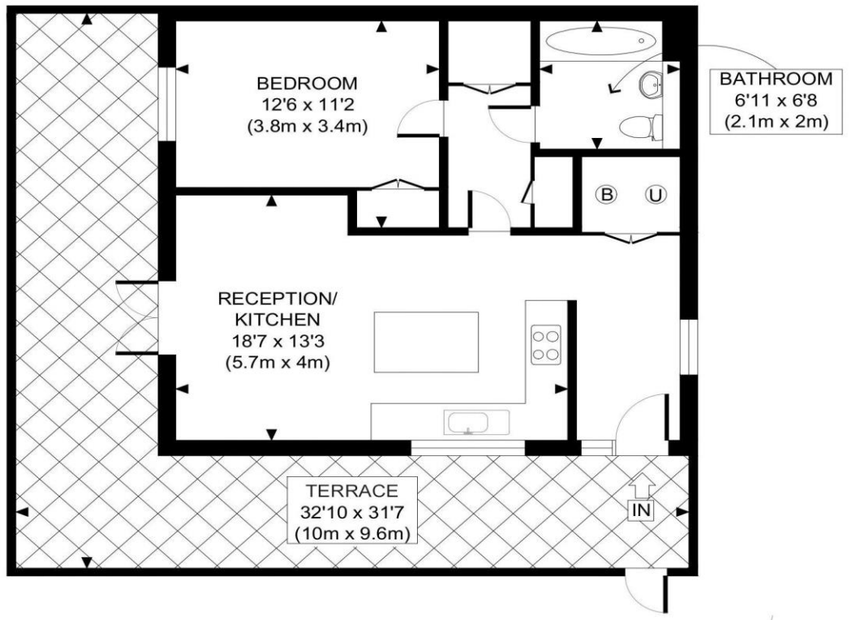
The Floorplan…



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 542 SQ FT/ 50 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.CO.UK
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

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.

BRIAN COX ESTATE AGENTS

0203 866 6640
brian-cox.co.uk



OWN TERRACE/GARDEN

Brian Cox Estate Agents are delighted to offer this spacious one-bedroom ground-floor flat, presented in excellent condition and benefiting from its own private entrance. Perfectly suited for first-time buyers or commuters, the development is ideally located just moments from local amenities and the Metropolitan /Piccadilly Lines at Rayners Lane station. Inside, the accommodation features a welcoming hallway leading directly into a modern kitchen, complete with integrated appliances and a bespoke breakfast bar island. This space then opens seamlessly into a stunning lounge and dining area. The home further comprises a larger-than-average double bedroom with a built-in wardrobe, a contemporary bathroom, and exceptional storage solutions thoughtfully integrated throughout the apartment. Complete with direct access to a private outside terrace, this is an outstanding opportunity not to be missed.



£279,950

Calla Court, Harrow HA2 0GX







In Brief…

- Ground-floor one bed with private entrance
- Direct access to Private Outside terrace
- Moments to Rayners Lane Station (Met & Piccadilly)
- Open-plan kitchen with bespoke island
- Double bedroom with built-in wardrobe
- Excellent condition with ample storage
- Lease 115 Years & £1,950.08 Service charge







The Location…

Nearest Stations …

Nearest Stations: Rayners Lane (0.5 miles)
Metropolitan & Piccadilly South Harrow (0.6 miles)
Piccadilly Line West Harrow (0.8 miles)

Ideally positioned in a peaceful residential setting, this property offers the perfect balance of quiet suburban living and city convenience. Commuters are superbly catered for, with Rayners Lane Station just 0.5 miles away providing fast, direct access into Central London via the Metropolitan and Piccadilly Lines. Residents can enjoy the vibrant high streets of both Rayners Lane and South Harrow just a short stroll away, offering a diverse array of shops, cafes, and restaurants. The area is further supported by excellent bus links connecting to Harrow on the Hill, Northolt, Hounslow, Uxbridge, Greenford and Ealing.