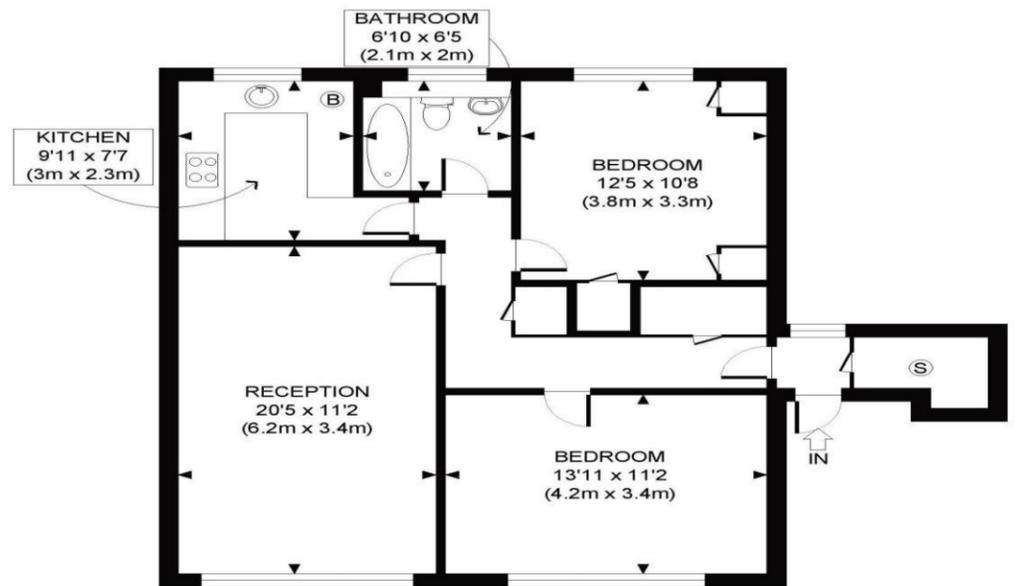


# The Floorplan...



0203 866 6640  
brian-cox.co.uk



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 818 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 818 SQ FT/ 76 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](mailto:nhadmin@brian-cox.co.uk)

Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



Brian Cox Estate Agents are delighted to present this spacious two-bedroom first-floor apartment, ideally situated in a quiet and highly sought-after location in Harrow. The property comprises a bright and airy reception room, a separate fully fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. Further benefits include an entry phone system and an allocated parking space, providing added convenience and security. Perfectly positioned for commuters, the property is within easy reach of Harrow & Wealdstone Station and Headstone Lane Station, offering excellent transport links into London and beyond. This flat presents an excellent opportunity for both first-time buyers and investors alike.



Guide Price £285,000

Leasehold

Downing Close, Harrow HA2 6QR

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...

- Secured Gated Development
- Allocated Parking
- Prime Location
- Chain Free Sale
- EPC Rating C & Council Tax Band C
- Close To Local Amenities



## The Location...

### Nearest Stations ...

- Harrow & Wealdstone Station 0.5 miles
- Headstone Lane Station 0.8 miles
- North Harrow Station 0.9 miles

Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). You also have the Harrow Town Centre which is not too far from the property. The town centre is served well by local amenities including a shopping centre, post office, Tesco Express, a selection of restaurants, take-aways and independent specialist shops. There are also several schools in the area and churches.

