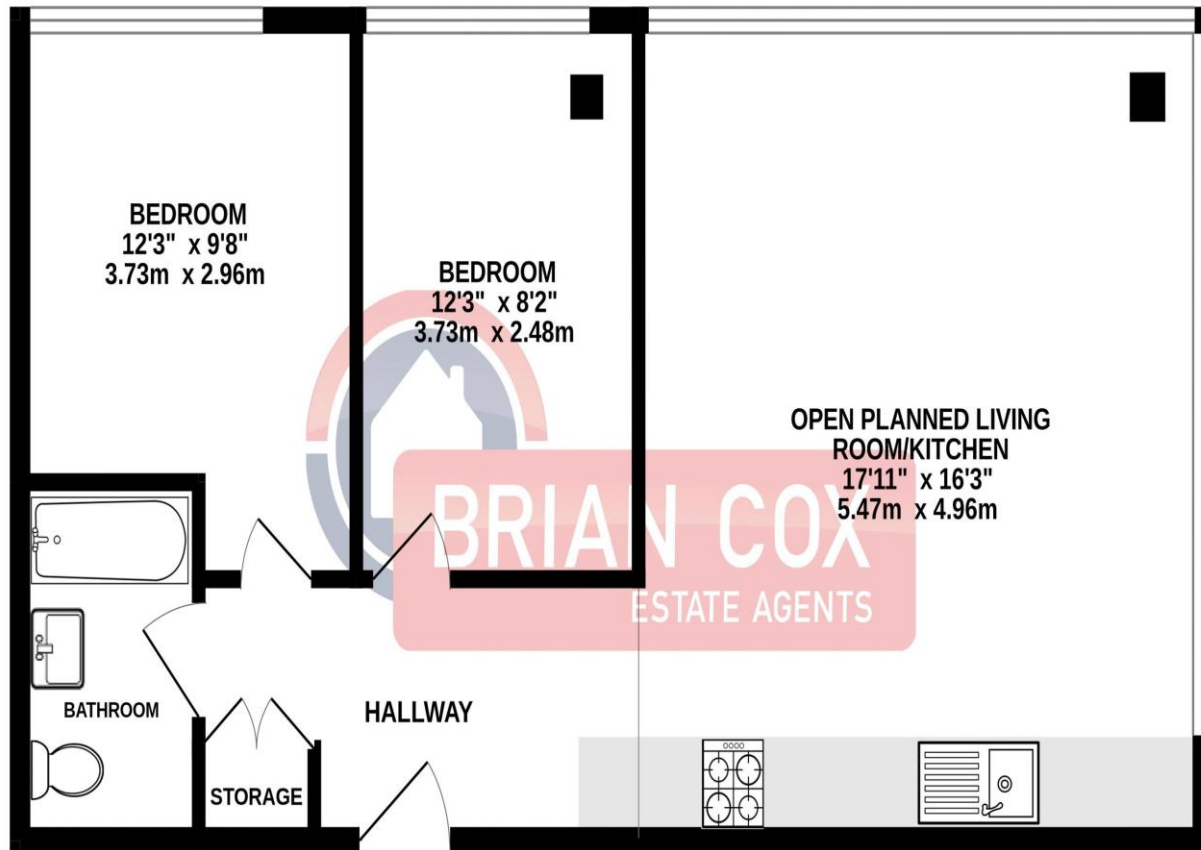


the floorplan...

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Greenford: 0208 912 0006**

email: james.legrove@brian-cox.co.uk

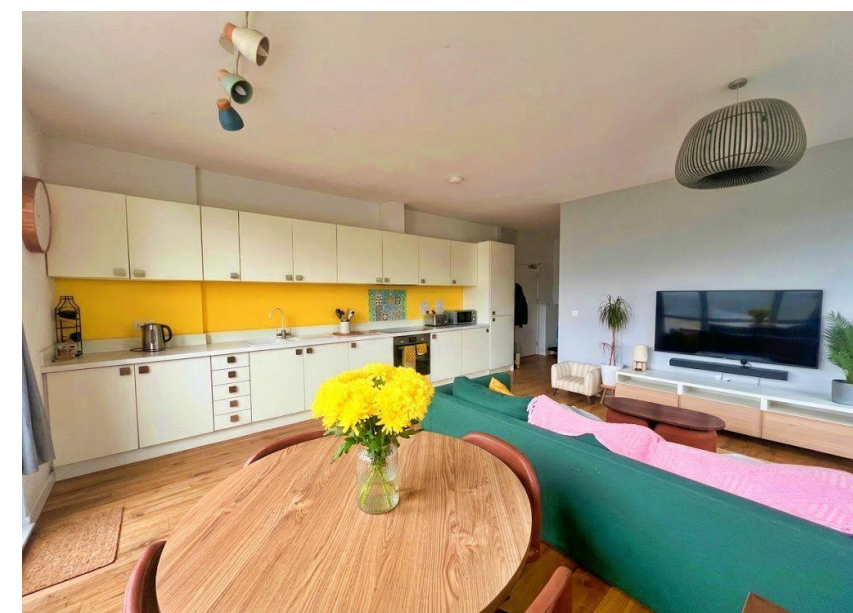
web: www.brian-cox.co.uk



0208 912 0006
brian-cox.co.uk



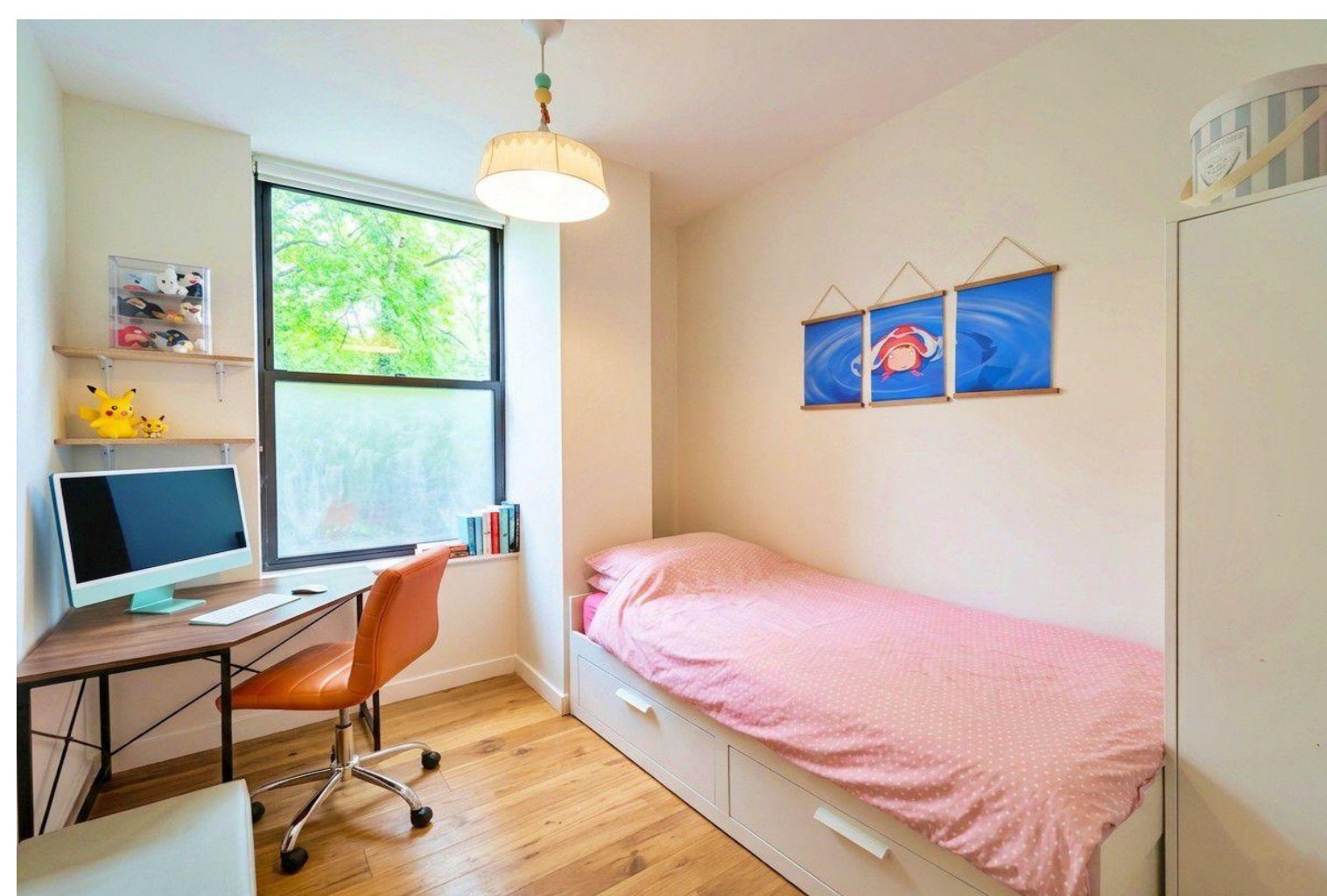
Brian Cox & Company are delighted to bring to the market a well presented two bedroom ground floor flat ideally located in Ambassador House on Cavendish Avenue, just moments from Sudbury Hill Station. This bright and spacious property offers a spacious layout with generous living accommodation, a fitted kitchen, two well-proportioned bedrooms and a bathroom. Perfect for first-time buyers, downsizers, or investors, the flat benefits from excellent transport links into Central London, as well as easy access to local shops, amenities, and green spaces. Early viewing is highly recommended to appreciate the convenience and potential this property has to offer.



£350,000
Leasehold

Ambassador House, 2 Cavendish
Avenue, Harrow HA1 3RW

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...

- Ground Floor
- Two Double Bedrooms
- Close to Multiple Stations
- Long Lease
- Car Park
- Council Tax Band - C



the location...

nearest stations ...

- Sudbury Hill (0.0 miles)
- Sudbury Hill Harrow (0.1 miles)
- South Harrow (0.8 miles)

Sudbury Hill is a suburb in the London Borough of Harrow, located in North West London, United Kingdom.

There are many local schools in the area some of these include St George's Primary School, Wood End Academy, Greenwood Primary School and Horsenden Primary School.

There are two stations in the area which are, Sudbury Hill Station (Piccadilly Line) and Sudbury Hill Harrow Station served by National Rail (Chiltern Railways).