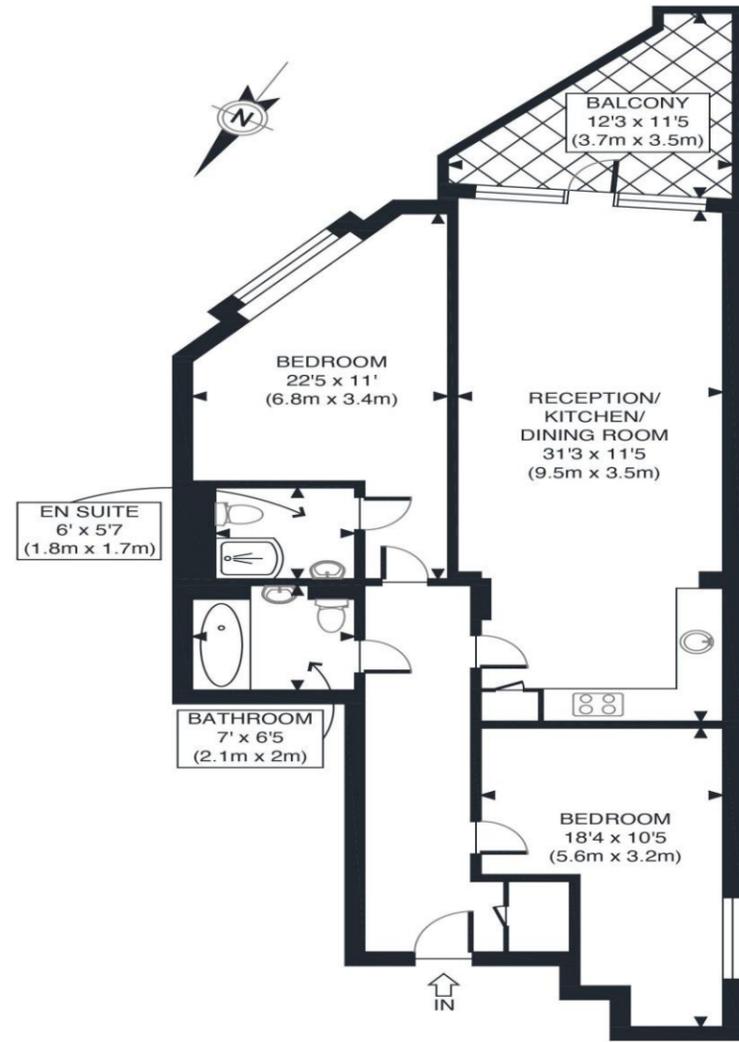


The Floorplan...



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 910 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 910 SQ FT / 85 SQM	Matirx Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 01/02/24
	photoplan

More Details From...

Call: Brian Cox North Harrow: 020 3866 6640

Email: Azi.Rahman@brian-cox.co.uk

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Brian Cox Estate Agents are delighted to present to the market this exquisite chain free two bedroom two bathroom modern open plan flat with OVER 900 sqft of living space, set in the desirable Rayners Lane area, just minutes from the lush Alexandra Park. It showcases a gorgeous and generously spaced open-plan reception with a large charming balcony which is perfect for entertaining. This property also benefits from having two double bedrooms, an en-suite, family bathroom and floor-to-ceiling windows. Significantly larger than most flats in the area with uncompromising spacing throughout must be seen to be appreciated. The property also benefits from modern and contemporary design features, including premium ambient underfloor heating, Mechanical Heat Ventilation Recovery System(MHVR), Italian-designed kitchen and beautifully designed fully tiled bathrooms. Overlooking Alexandra Avenue the property is situated near a variety of green spaces, including Newton Farm Ecology Park, Alexandra Park, and Newton Park. Close proximity to a number Ofsted rated GOOD and OUTSTANDING schools. A number of fantastic amenities are easily accessible, while ample bus routes and Rayners Lane Station are also nearby.



Guide Price £419,950

Leasehold

Eastcote Lane, Harrow HA2 9AA

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...

- Two Bedroom & Two Bathroom Apartment
- Chain Free Sale
- 910sqft Luxury Apartment
- Spacious Open-Plan Living
- Underfloor Heating
- Vent Axia Mechanical Heat Ventilation Recovery System (MHVR)
- Modern Italian Designed Kitchen
- High Quality Finish Throughout
- Short Walk Distance To Multiple Tube Lines (Met, Piccadilly & Overground) Stunning Private Balcony
- Private Balcony
- EPC Rating B & Council Tax Band D



The Location...

Nearest Stations ...

Northolt Park (0.4 miles)
 South Harrow (0.5 miles)
 Rayners Lane (0.8 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 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.

