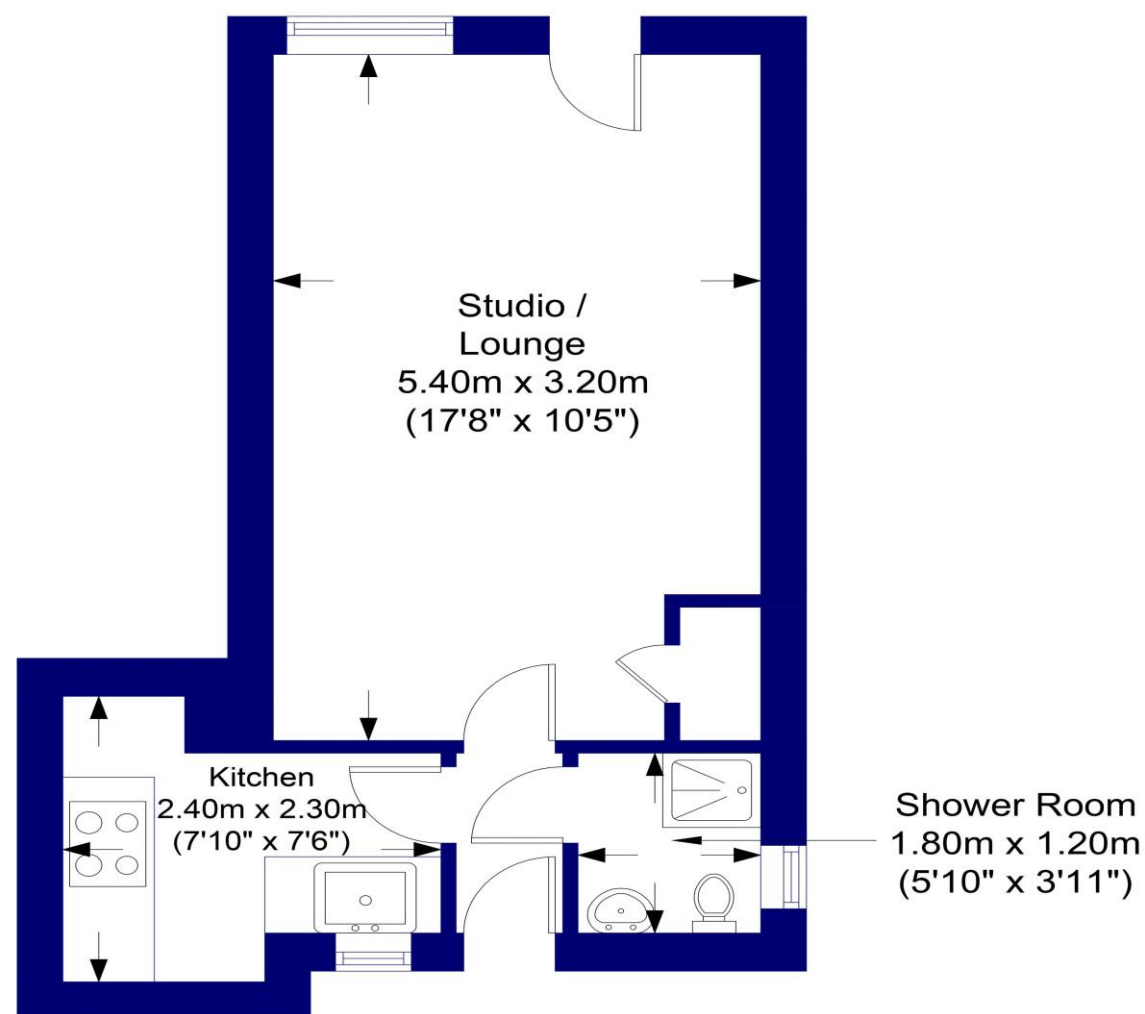


# the floorplan...

Approximate Gross Internal Floor Area : 25.21 sq m / 271.35 sq ft  
Garden Measurement - (12.85m x 5.40m = 42'1" x 17'8")



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

## more details from...

**call:** Brian Cox North Harrow: 020 3866 6640  
**email:** paul.budd@brian-cox.co.uk  
**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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.



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are delighted to offer this modern ground floor studio flat to the market. The flat comprises good size living area, fully fitted kitchen and bathroom. Further benefits include approximately a large rear garden, off street parking to the front of the house on the drive and easy transport links to Central London from North Harrow Tube Station, ensuring seamless travel to Central London in less than 20 minutes.



Monthly Rental Of £1,000  
Leasehold

Pinner Park Avenue, Harrow HA2 6JY





### in brief...

- Ground Floor
- Off Street Parking
- Private & Large Garden
- Catchment Area Of Nower Hill Secondary School & Pinner Park Primary School
- Newly Fitted Bathroom & Kitchen



### the location...

#### nearest stations ...

Headstone Lane (0.3 miles) North Harrow (0.5 miles) West Harrow (0.8 miles) North 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). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafés and independent specialist shops. There are several schools in the area and churches.