

# The Floorplan...



## More Details From...

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Brian Cox Estate Agents are delighted to offer this larger than average one bedroom flat to the market! The property is situated close to shopping facilities, sought after schools and transportation links. Accommodation: Entrance hall, lounge/dining room open plan fitted kitchen, double bedroom, attractive bathroom which has been newly refurbished. Further benefits include gas central heating, double glazing, lift to all floors and access to roof terrace.



Guide Price £275,000  
Leasehold

Station Road, Harrow HA2 6BU

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...**

- Larger Than Average One Bedroom Flat
- Sought After Block With Lift To All Floors
- Leasehold – 110 years Remaining
- Large Double Bedroom
- Second Floor
- EPC Rating B & Council Tax Band C



## The Location...

### Nearest Stations ...

- North Harrow (0.1 miles)
- Headstone Lane station (0.7 miles)
- Rayners Lane (1.2 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 & independent specialist shops. There are several schools in the area and churches.

