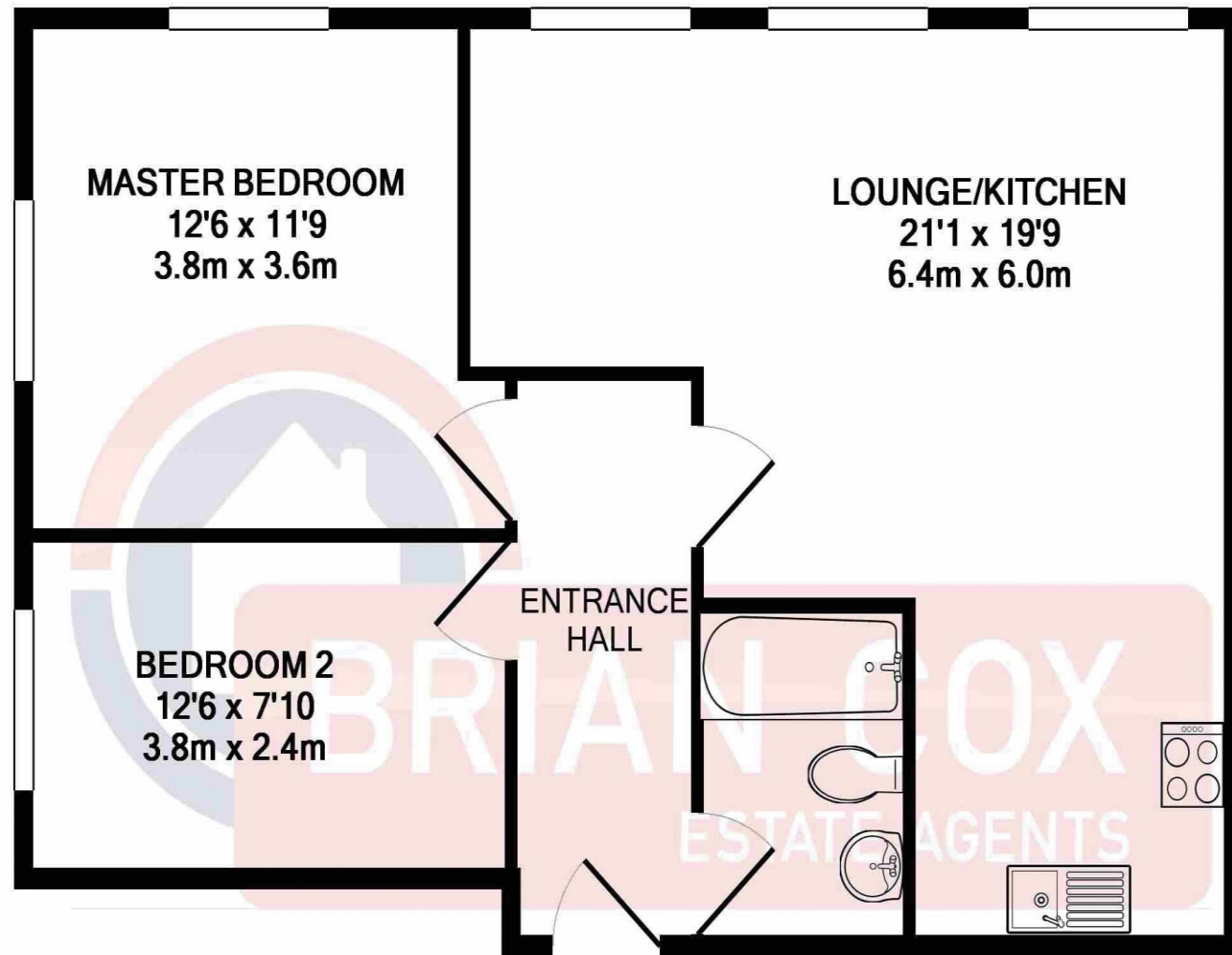


## the floorplan...



TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Sudbury: 0208 422 1007

**email:** [steve.pusey@brian-cox.co.uk](mailto:steve.pusey@brian-cox.co.uk)

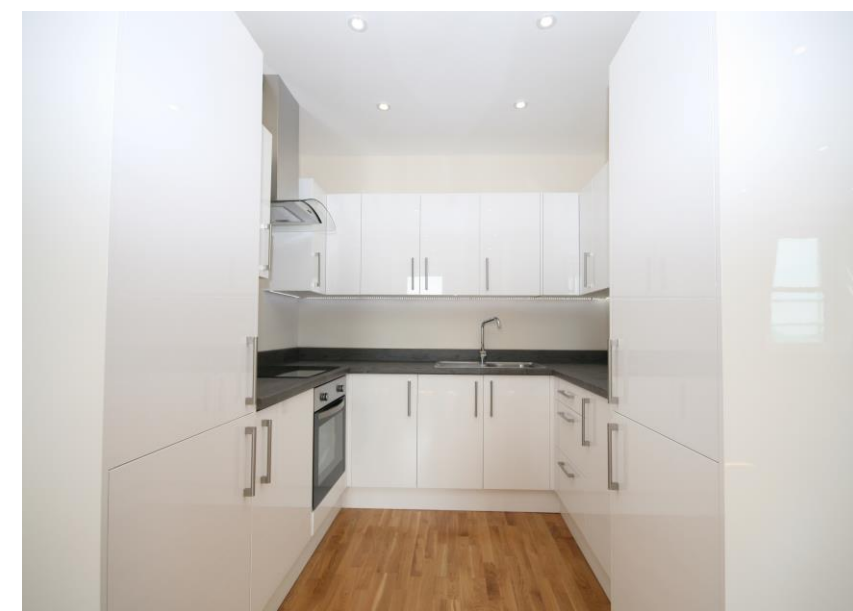
**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 422 1007  
[brian-cox.co.uk](http://brian-cox.co.uk)



**\*Buyers Incentive\*** £600 plus VAT contribution towards recommended solicitors. **HELP TO BUY AVAILABLE.** Offered to the market with a 10 year warranty is this Two Double bedroom flat. Internally you will find the property is finished to a high standard and offers bright, open plan living. The property is also offered with a new lease and other advantages include allocated parking and lift to all floors. All in all not to be missed.



**£335,000**  
Leasehold

**Cavendish Avenue, Harrow HA1 3RW**





### in brief...

- Third Floor
- Two Bedrooms
- New Lease
- 10 Year Warranty
- Allocated Parking
- Lift in Block
- Help to Buy Available



### 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).