



## ALEXANDRA CLOSE, HARROW

### £325,000

**\*\* Bright Two Bedroom Maisonette with Private Garden & Long Lease – 8 Min to Tube \*\*** Set on a quiet residential street just off Alexandra Avenue, this well-maintained two-bedroom first-floor maisonette features a large private rear garden, modern kitchen, and bright, airy interiors throughout. The home includes a light-filled living room, two generously sized bedrooms, modern fitted kitchen with integrated appliances, bathroom with updated flooring, and boarded loft storage. Enjoy your own private, fence-enclosed rear garden with secure side access – perfect for summer dining, gardening or play space. Superb transport links: 0.6 miles to Northolt Park Station (14 mins to Marylebone), 0.8 miles to South Harrow Station (Piccadilly Line), 1.0 mile to Rayners Lane (Metropolitan & Piccadilly). Located near schools, shops, and just 110 yards from green Alexandra Park, this property is perfect for first-time buyers, commuters or investors. Early viewing highly recommended – contact us today.

- TWO BEDROOM FIRST FLOOR MAISONETTE
- WELL MAINTAINED THROUGHOUT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- 110 YDS FROM ALEXANDRA PARK
- LARGE PRIVATE GARDEN
- NO SERVICE CHARGE
- LONG UNEXPIRED LEASE

## Ground Floor

### Hallway

Entrance into hallway via front aspect door, carpeted flooring, cupboard housing wall mounted boiler, wall mounted cupboard enclosed meters, stairs to first floor landing.

## First Floor

### Landing

Side aspect double glazed window, spot lighting, radiator, loft access (boarded), storage cupboard, power points, carpeted flooring.

### Living Room

13' 2" x 12' 1" (4.01m x 3.68m) Front aspect double glazed window, spot lighting, TV aerial, phone point, power points, radiator, carpeted flooring.

### Kitchen

7' 5" x 5' 9" (2.26m x 1.75m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with overhead extractor fan, integrated oven, plumbed for washing machine, integrated fridge/freezer, part tiled walls, power points, tiled flooring.

### Bedroom One

10' 9" max x 10' 9" max (3.28m x 3.28m) Rear aspect double glazed window, spot lighting, radiator, power points, carpeted flooring.

### Bedroom Two

12' 8" max x 10' 3" max (3.86m x 3.12m) Two front aspect double glazed windows, spot lighting, radiator, power points, carpeted flooring.

## Bathroom

7' 5" x 6' 2" (2.26m x 1.88m) Two rear aspect frosted double glazed windows, spot lighting, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, glass shower screen, part tiled walls, wall mounted mirror, extractor fan, heated towel rail, luxury vinyl stone polymer composite flooring.

## Outside

### Front and Side Gardens

Mainly laid lawn, stocked flower beds, fence enclosed with path from both sides to main entrance, access to rear garden via secure wooden gate.

### Rear Garden

Mainly laid lawn, fence enclosed with secure gate leading to garden.

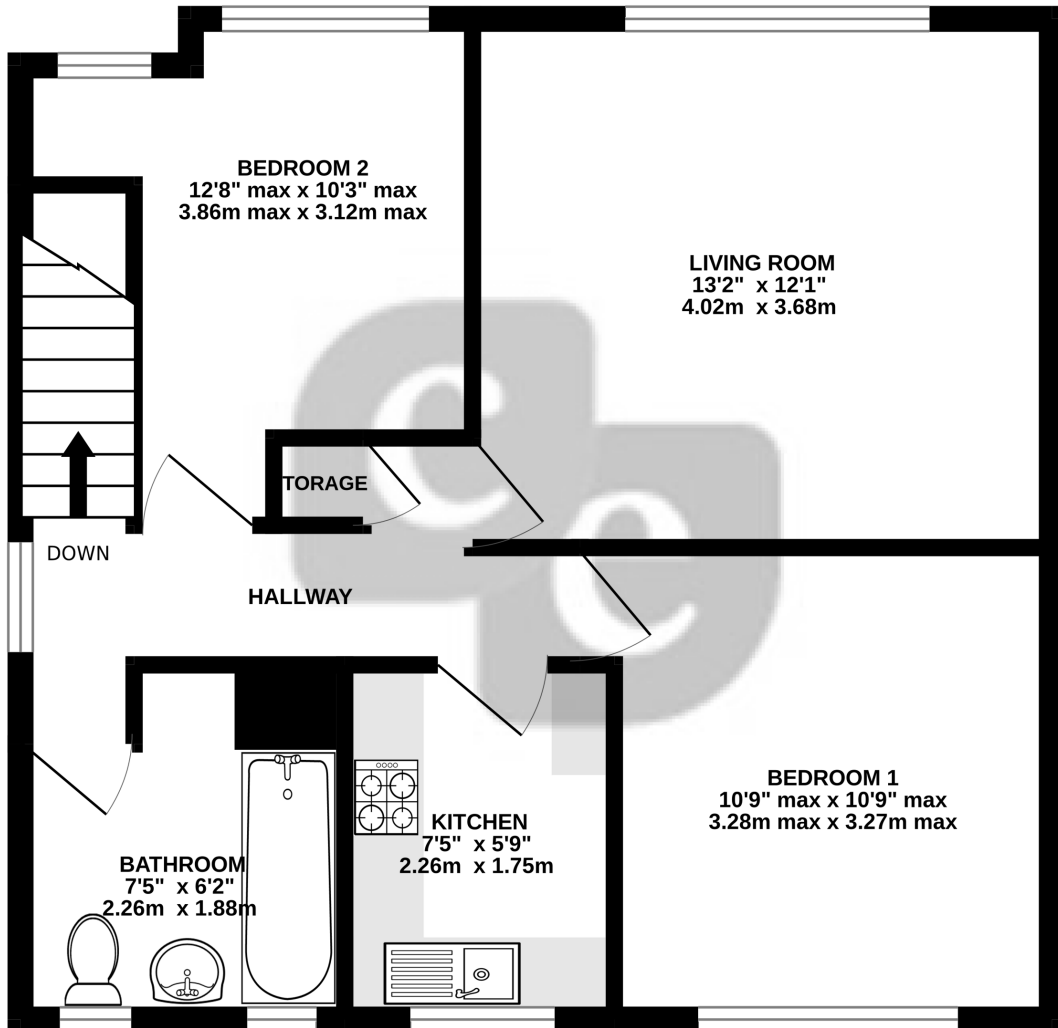
### Parking

On street parking with no parking restrictions.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## FIRST FLOOR



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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