



ALEXANDRA AVENUE, HARROW

£260,000

**** NO ONWARD CHAIN DELAYS **** A spacious one bedroom first floor purpose built flat conveniently located within 0.5 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance hallway, living room with balcony and rear views over Newton Park, kitchen with additional balcony, bedroom and bathroom. Further benefits include double glazing, electric heating and no upper chain delays.

- ONE BEDROOM PURPOSE BUILT FLAT
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- REAR VIEWS OVER PARKLAND
- DOUBLE GLAZING
- TWO BALCONIES
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS
- NO ONWARD CHAIN

Ground Floor

Communal Entrance

Front aspect door into communal entrance, stairs to all floors.

First Floor

Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, cupboard enclosed meters, storage cupboard, storage heater, power points.

Living Room

15' 3" x 11' 3" (4.65m x 3.43m) Rear aspect double glazed door to balcony, rear aspect double glazed window, coved ceiling, wall mounted gas fire, power points, TV aerial, carpeted flooring.

Balcony

Kitchen

11' 3" x 9' 2" (3.43m x 2.79m) Front aspect double glazed door to balcony, front aspect double glazed window, range of wall and base level units, single sink with drainer, storage heater.

Balcony

Bedroom

11' 4" x 10' 4" (3.45m x 3.15m) Rear aspect double glazed window, storage heater, power points, carpeted flooring, built in cupboard.

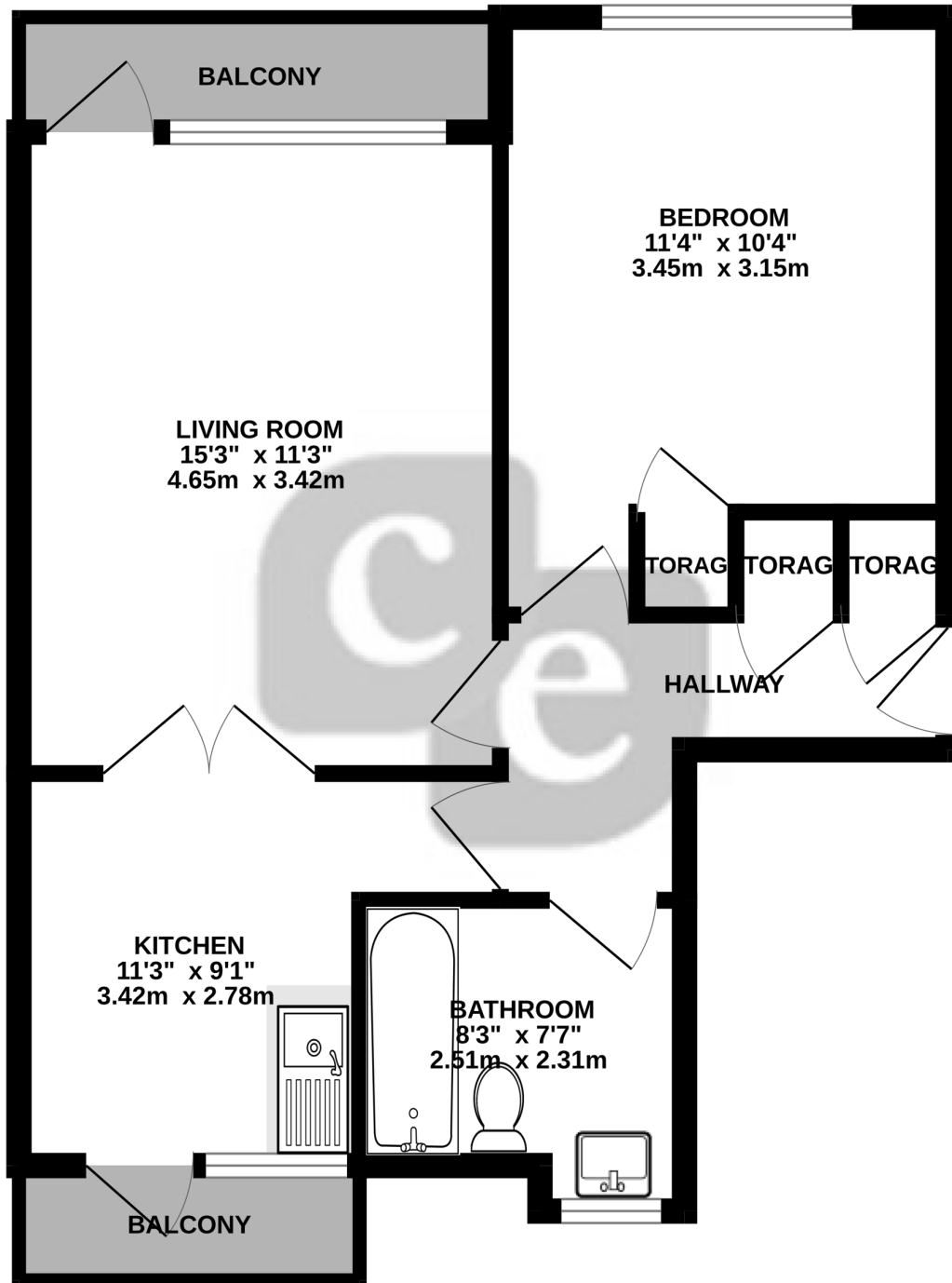
Bathroom

8' 3" x 7' 7" (2.51m x 2.31m) Front aspect double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, part tiled walls, wall mounted electric heater.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

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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