



ALEXANDRA AVENUE, HARROW

£2,250 pcm

**** AVAILABLE IMMEDIATELY **** A spacious three bedroom, purpose built, first floor flat conveniently located within 0.5 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises hallway, living room with balcony, spacious kitchen with balcony, three bedrooms, bathroom and separate W/C. Further benefits include double glazing, gas central heating, built in storage cupboards and wardrobes, secure phone entry system, and communal non permit parking.

- AVAILABLE IMMEDIATELY
- THREE BEDROOMS
- NEWLY PAINTED THROUGHOUT
- PURPOSE BUILT FIRST FLOOR FLAT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- TWO BALCONIES
- NO ONWARD CHAIN DELAYS
- SPACIOUS KITCHEN AND LIVING ROOM

Ground Floor

Communal Entrance

Entrance into block via front aspect door, wall mounted intercom, stairs to all floors.

First Floor

Hallway

Entrance into hallway via side aspect door, covered ceiling, radiator, power points, built in storage cupboard, laminate flooring, wall mounted phone entry system.

Living Room

14' 7" x 10' 6" (4.45m x 3.20m) Rear aspect double glazed door to balcony, rear aspect double glazed window, coved ceiling, spot lighting, radiator, power points, TV aerial, laminate flooring.

Balcony

Kitchen

10' 8" x 10' 6" (3.25m x 3.20m) Front aspect double glazed door to balcony, front aspect double glazed window, side aspect double glaze window, range of wall and base level units with roll top worksurfaces, single sink with drainer, integrated gas hob with overhead extractor fan, integrated double oven, space for undercounter fridge/freezer, plumbed for washing machine, coved ceiling, spot lighting, power points, part tiled walls, tiled flooring, wall mounted boiler.

Balcony

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m) Rear aspect double glazed window, built in wardrobe, radiator, power points, laminate flooring, cupboard housing hot water tank.

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m) Front aspect double glazed window, built in wardrobe, radiator, power points, laminate flooring.

Bedroom Three

8' 3" x 7' 5" (2.51m x 2.26m) Rear aspect double glazed window, coved ceiling, dado rail, built in wardrobe, radiator, power points, phone point, laminate flooring.

Bathroom

8' 3" x 4' 8" (2.51m x 1.42m) Front aspect frosted double glazed window, vanity hand wash basin, panel enclosed bath with wall mounted shower controls and attachment, spot lighting, extractor fan, part tiled walls, tiled flooring.

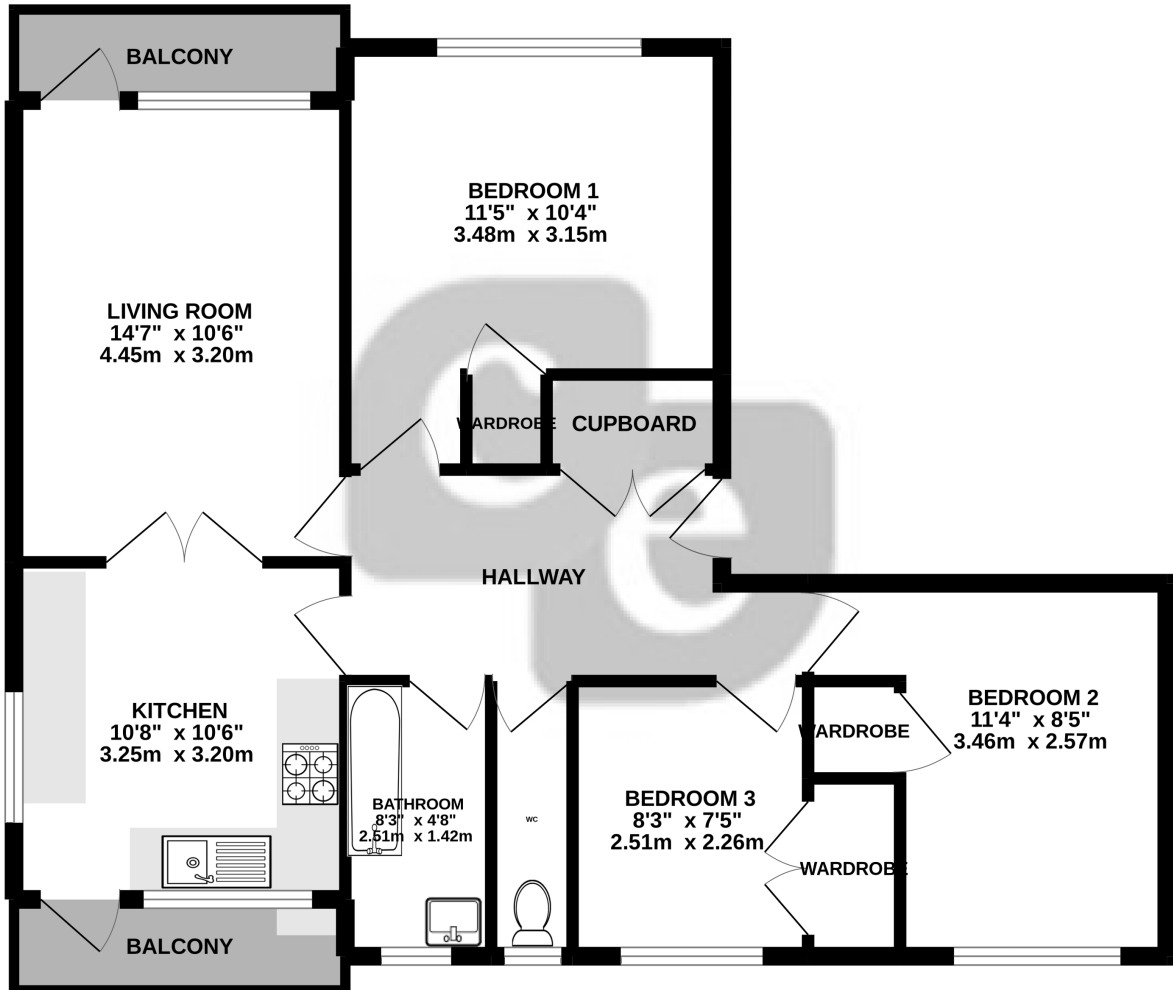
Separate W/C

Front aspect frosted double glazed window, coved ceiling, low level W/C, radiator, tiled flooring.



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
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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