



ALEXANDRA AVENUE, HARROW

£400,000

**** 120 YEAR LEASE **** A bright and spacious two bedroom second floor apartment conveniently located for shops, schools and transport links. The property has a 5 year LABC warranty remaining and briefly comprises hallway, open plan modern fitted kitchen/living room, balcony, two bedrooms with en-suite to master bedroom, and bathroom. Further benefits include under floor heating throughout, secure allocated underground parking with electric fob entry, bicycle store room, communal courtyard, secure video phone entry system and lift to all floors.

- TWO BEDROOM SECOND FLOOR APARTMENT
- MODERN DEVELOPMENT WITH SECURITY VIDEO PHONE ENTRY
- UNDERFLOOR HEATING THROUGHOUT
- BALCONY
- OPEN PLAN MODERN FITTED KITCHEN/LIVING ROOM
- SECURE LIFT TO ALL FLOORS AND LANDING
- SECURE ALLOCATED UNDERGROUND PARKING
- COMMUNAL COURTYARD
- BICYCLE STORE ROOM
- LONG UNEXPIRED LEASE
- 120 YEAR LEASE REMAINING
- 5 YEAR LABC WARRANTY REMAINING

Ground Floor

Communal Entrance

Front aspect door into lobby with wall mounted phone entry system, secure fob entry to stairs and lift.

Second Floor

Secure Landing

Secure fob entry to landing.

Hallway

Entrance into hallway via front aspect door, spot lighting, power points, wall mounted video phone entry system, storage cupboard housing meters, cupboard housing wall mounted coiler, tiled flooring with underfloor heating.

Open Plan Living Room/Kitchen

20' 8" max x 13' 9" max (6.30m x 4.19m) Rear aspect double glazed door to balcony, rear aspect double glazed window, range of wall and base level units with soft close, granite work surfaces, single sink with drainer and mixer tap, integrated induction hob with overhead extractor fan and oven below, integrated microwave, integrated fridge/freezer, integrated washing machine, part tiled walls, power points, spot lighting, coved ceiling, ceiling mounted ventilation system, TV aerial, phone point, tiled flooring with underfloor heating.

Balcony

12' 1" x 4' 3" (3.68m x 1.30m)

Bedroom One

14' 8" max x 11' 1" max (4.47m x 3.38m) Front aspect double glazed window, spot lighting, ceiling mounted ventilation system, power points, phone point, TV aerial, carpeted flooring with underfloor heating.

En-Suite

5' 9" x 5' 8" (1.75m x 1.73m) Low level W/C, vanity hand wash basin with mixer tap, corner shower with sliding glass shower doors, wall mounted shower controls with attachment, spot lighting, wall mounted demisting mirror and light fronted medicine cabinet, ceiling mounted ventilation system, tiled walls, wall mounted electric heated towel rail, tiled flooring with electric underfloor heating.

Bedroom Two

14' 8" x 6' 4" (4.47m x 1.93m) Front aspect double glazed window, spot lighting, ceiling mounted ventilation system, power points, TV aerial, phone point, carpeted flooring with underfloor heating.

Bathroom

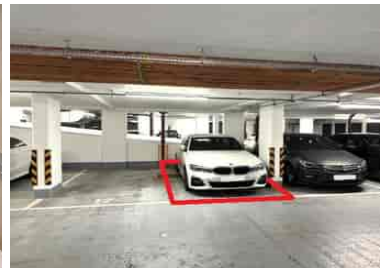
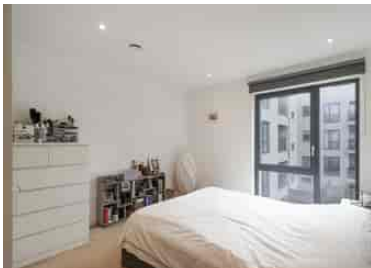
7' 2" x 7' 2" (2.18m x 2.18m) Low level W/C, wall mounted hand wash basin with mixer tap, panel enclosed bath with glass shower screen, wall mounted shower with attachment, wall mounted demisting mirror and light fronted medicine cabinet, spot lighting, ceiling mounted ventilation system, fully tiled walls, wall mounted electric heated towel rail, tiled flooring with electric underfloor heating.

Outside

Communal Courtyard

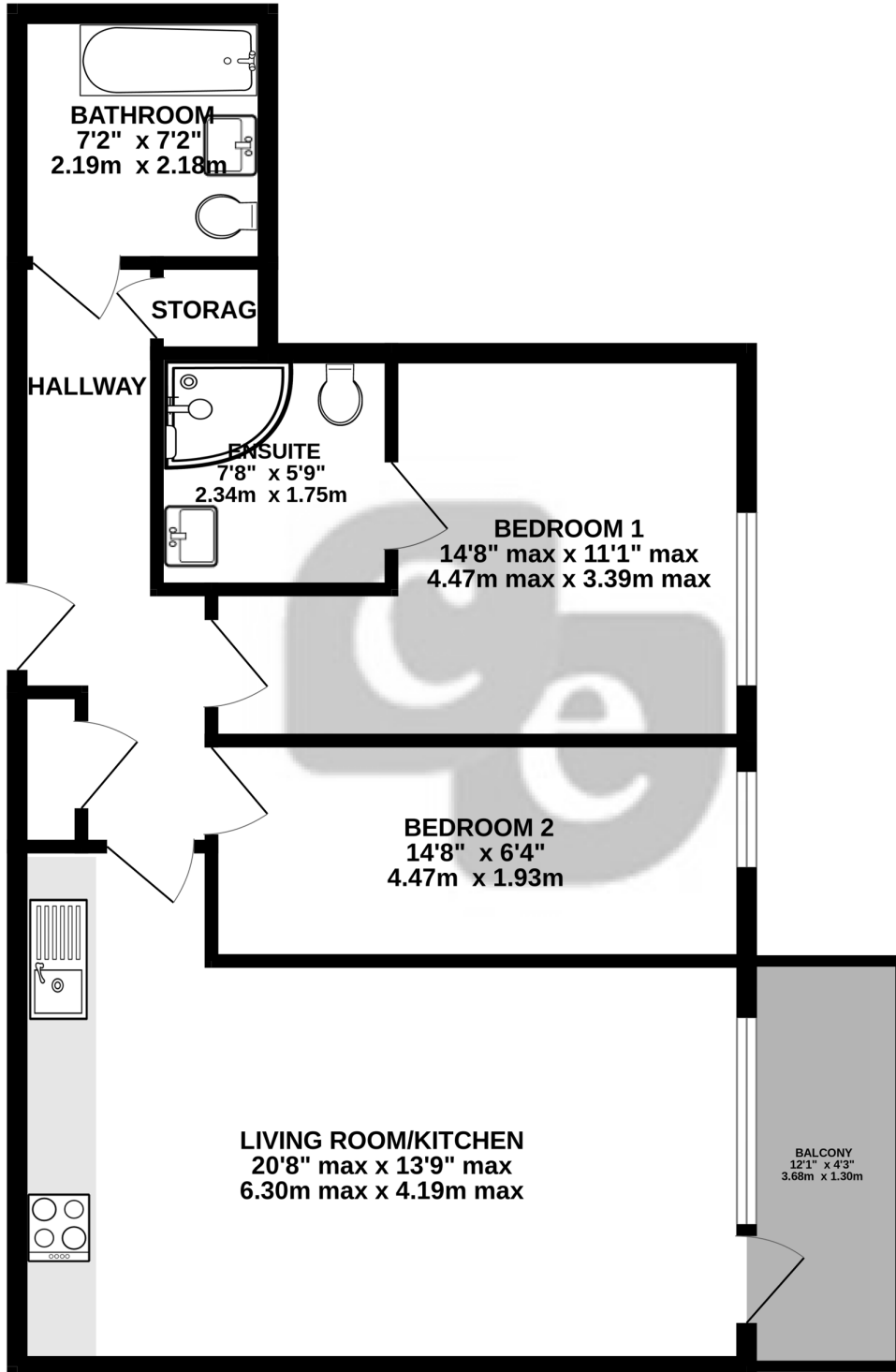
Underground Parking

Secure allocated underground parking with electric fob entry, CCTV, secure bicycle store room, secure fob entry lift to all floors.



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.

SECOND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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