



## ALEXANDRA CLOSE, HARROW

### Guide Price £315,000

**\*\* 114 YEAR LEASE REMAINING \*\*** A spacious and well maintained two bedroom first floor maisonette benefiting from a large private rear garden. The property is conveniently located in a quite residential area just off Alexandra Avenue within 110 Yards from Alexandra Park, within 0.6 miles from Northolt Park Chiltern Railway Station which offers direct access to Marylebone Station within 14 minutes and within 1.0 mile from Rayners lane Metropolitan/Piccadilly Line station and 0.8 miles South Harrow Piccadilly Line station. The property briefly comprises entrance hallway with stairs to first floor, bright landing with built in storage, living room, modern fitted kitchen with integrated appliances, two bedrooms, and bathroom. Further benefits include double glazing throughout, gas central heating with combination boiler, large private rear garden, ample on street parking with no parking restrictions and a 114 year lease remaining. Internal viewing is highly recommended

- 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
- 114 YEAR LEASE REMAINING
- NO SERVICE CHARGE

## 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, tiled flooring.

## Outside

### Front Garden

Laid to lawn.

### Side and Rear Gardens

Panel enclosed fencing, mainly laid to lawn with flowers and shrubs.

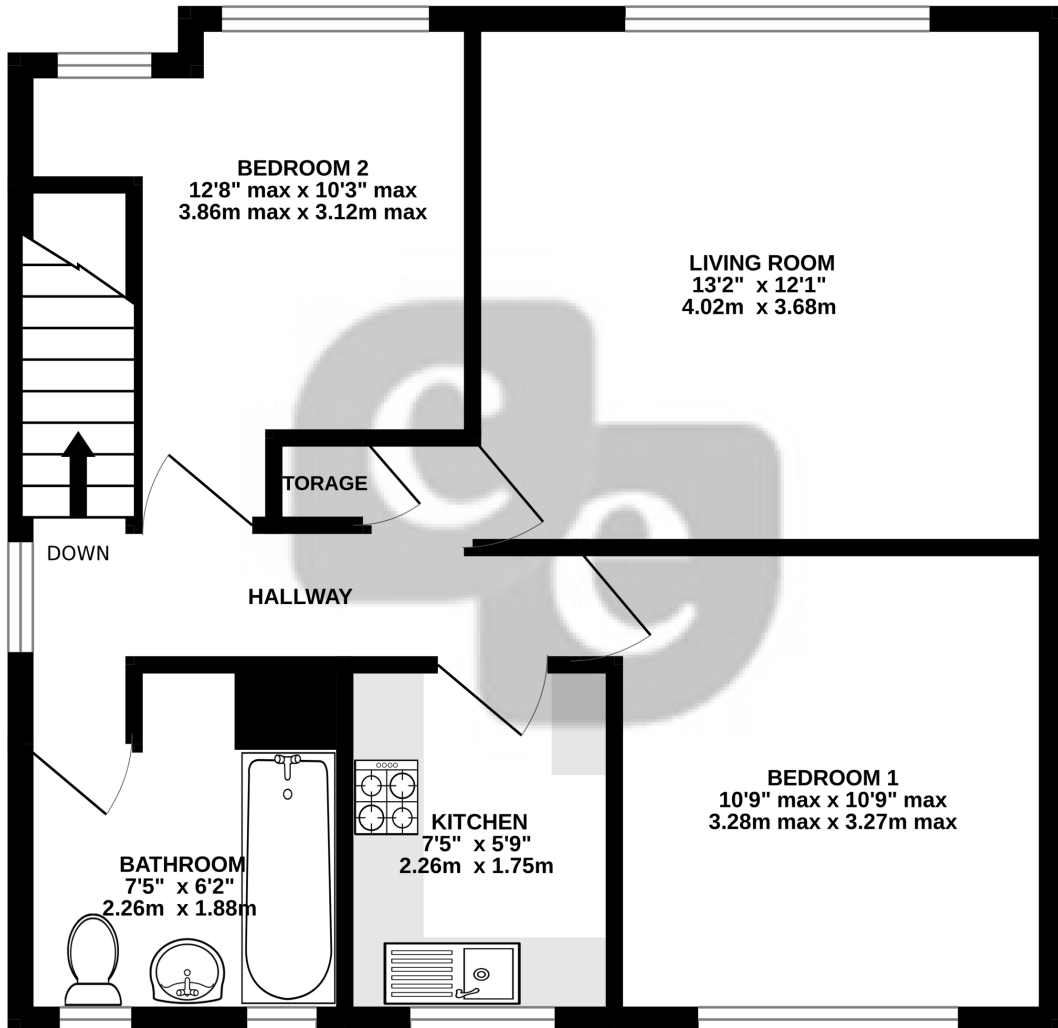
### Parking

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 firms 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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