



QUARTZ TERRACE, RAYNERS LANE, HARROW

£375,000

**** NO ONWARD CHAIN **** A bright and spacious two double bedroom, two bathroom third floor (top floor) flat conveniently located within 0.5 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises hallway with built in storage cupboard, large open plan modern fitted kitchen/living room, 28'3" private balcony, two double bedrooms with fitted wardrobes, en suite to master bedroom and bathroom. Further benefits include double glazing, gas central heating, secure video phone entry system, communal grounds, stairs and lift to all floors, and a 110 year lease remaining.

- TWO DOUBLE BEDROOM THIRD FLOOR FLAT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- MODERN FITTED OPEN PLAN KITCHEN/LIVING ROOM
- 28'4" PRIVATE BALCONY
- TWO BATHROOMS
- FITTED WARDROBES
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- SECURE VIDEO PHONE ENTRY SYSTEM
- STAIRS AND LIFT TO ALL FLOORS
- NO ONWARD CHAIN
- 110 YEAR LEASE REMAINING

Ground Floor

Communal Entrance

Communal entrance via front aspect double glazed door, secure phone entry system, stairs and lift to all floors.

Third Floor (Top Floor)

Hallway

Entrance into hallway via front aspect door, wall mounted video phone entry system, coved ceiling, storage cupboard housing meters and shelving, plumbed for washing machine, wall mounted thermostat, radiator, power point, laminate flooring.

Open Plan Kitchen/Living Room

17' 1" x 15' 2" (5.21m x 4.62m) Rear aspect double glazed door to balcony, rear aspect double glazed window, side aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with oven below and overhead extractor fan, integrated microwave, plumbed for dishwasher, space for fridge/freezer, cupboard enclosed wall mounted 'Eco Compact' boiler, par tiled walls, radiator, power points, TV aerial, phone point, spot lighting, part laminate/tiled flooring.

Balcony

28' 4" max x 6' 3" max (8.64m x 1.91m) Rail enclosed.

Bedroom One

13' 8" max x 12' 4" max (4.17m x 3.76m) Side aspect double glazed window, fitted wardrobes, coved ceiling, radiator, power points, phone point, laminate flooring.

En-Suite

6' 9" x 5' 4" (2.06m x 1.63m) Low level W/C, corner vanity hand wash basin with mixer tap and tiled splash back, corner shower with curved sliding shower doors, wall mounted electric shower with attachment, fully tiled surround, integrated medicine cabinet, heated towel rail, wall mounted mirror, extractor fan, tiled flooring.

Bedroom Two

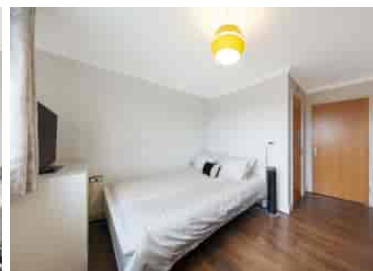
15' 2" x 10' 3" (4.62m x 3.12m) Rear aspect double glazed window, coved ceiling, range of fitted wardrobes with side shelves, radiator, power points, TV aerial, laminate flooring.

Bathroom

6' 8" x 6' 5" (2.03m x 1.96m) Low level W/C, vanity hand wash basin with tiled splash back, panel enclosed bath with mixer tap and shower attachment, fully tiled surround, spot lighting, extractor fan, shaving point, heated towel rail, wall mounted mirror fronted medicine cabinet, wall mounted mirror, tiled flooring.

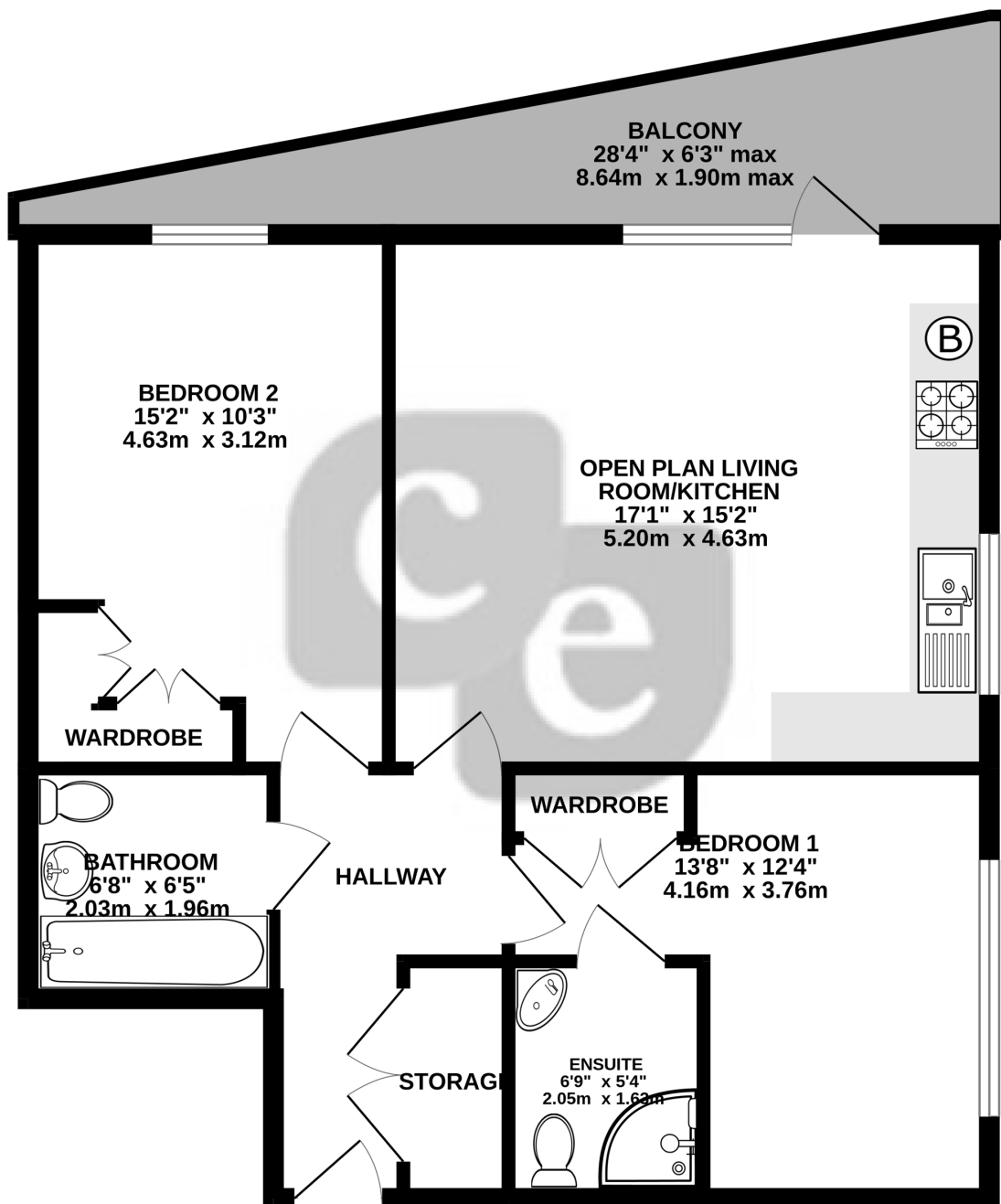
Outside

Communal Grounds



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.

THIRD FLOOR (TOP FLOOR)
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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