



FLAT 4, 229 ALEXANDRA AVENUE, HARROW, HA2 9DL



A stylish range of just four high specification newly converted apartments, set within this select development. All apartments feature smart, well planned interiors and lawned outside space.

Apartment 4, is large studio / one bedroom apartment, with separate living and bedroom space, and is accessed via the communal hallway with video entry phone and a staircase to the first floor.

The entrance leads through to the impressive open plan kitchen / living room. This bright and spacious double aspect room spans the full depth of the apartment.

The living space is open to the kitchen and features a small recess, handy for a compact desk. The kitchen is extensively fitted with a range of streamlined units and incorporates integrated appliances including oven, hob, extractor, fridge freezer and slim line dishwasher. The combination boiler is housed within a wall unit.

The good size double bedroom is located to the front of the apartment and the contemporary shower room is fitted with a three piece suite including a W.C. vanity sink unit and shower with glazed door bath tub, all neatly finished with tiled walls and flooring

Outside, this apartment enjoys the use of a private communal garden, accessed via a side passageway. The garden is laid to lawn with fenced boundaries and is shared with one other apartment.

To front, the gardens are landscaped. A block paved hardstanding area provides the potential for parking.



FIRST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



OPEN PLAN LIVING
 /KITCHEN
 21'0" x 12'9"
 6.39m x 3.89m

Andrew Pearce
 Estate Agents & Chartered Surveyors

BEDROOM
 11'6" x 10'2"
 3.51m x 3.10m

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TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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.
 Made with Metroplex C2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



