



Andrew Pearce
PINNER

ALEXANDRA AVENUE, HARROW, HA2 9EB £330,000



A two bedroom ground floor flat in a desirable mansion style block, located midway between Rayners Lane and South Harrow. The property is available to INVESTORS ONLY.

The well planned interior layout offer generous living space, good bedroom sizes and a large Kitchen / diner, cumulating to a total floor area of circa 600sqft.

The accommodation comprises: Communal hallway with security entry phone and staircase to the upper floors. Moving inside the flat, is an entrance hallway with storage cupboards, a spacious front aspect living room with a large bay window, a sizeable large kitchen / diner, fitted with a range of units, two double bedrooms and a bathroom / W.C.

Outside, the development is well screened from the road by a row of mature trees and residents parking is provided to the front, which is also a controlled parking area. To the rear, the neat and tidy lawned communal grounds are maintained on a regular basis.

The property enjoys the benefit of a long lease term in excess of 900 years. Service charges are £1380 per annum, payable quarterly.

The block is situated within a 5 minute walk of Rayners Lane underground station and shops. It is also within the catchment of the highly rated Newton Farm School catchment.



Leasehold – 988 years

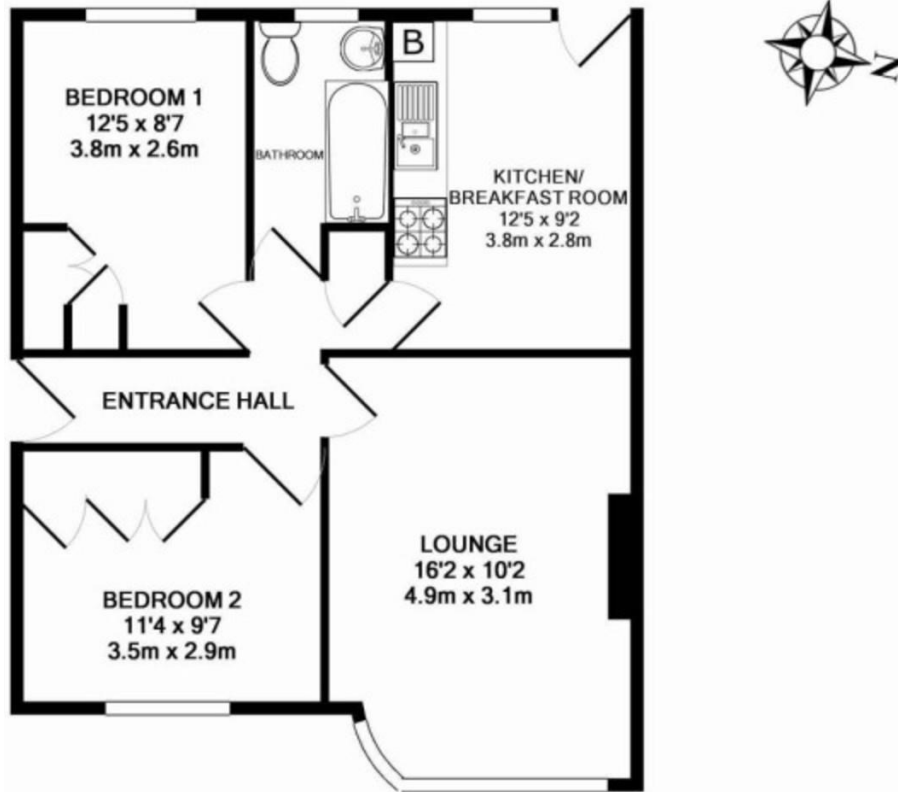
Service charge - £1380pa (payable quarterly)

Council Tax Band B - £ 1682.17

EPC Rating – C

CHAIN FREE SALE

OFFERED TO INVESTORS ONLY



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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