



**LAWRENCE RAND**

**Emporium Court, 219 Alexandra Avenue**

**In Excess of £400,000**



## KEY FEATURES

- Two double bedrooms with built in wardrobes
- Bright open plan reception with floor to ceiling windows
- Modern kitchen with integrated appliances and breakfast bar
- Private balcony with space for seating
- Stylish ensuite and contemporary family bathroom
- Secure intercom entry system
- Allocated underground parking space
- Close to parks, shops, and Rayners Lane Station
- Underfloor heating

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

### Nearest Stations

Northolt Park (0.4 miles)

South Harrow (0.5 miles)

Rayners Lane (0.9 miles)

The location is exceptional, with Newton Farm Ecology Park, Alexandra Park and Newton Park all close by. A fantastic selection of shops, cafés and everyday conveniences are available along Alexandra Avenue, and Rayners Lane Station is within easy reach, offering Metropolitan and Piccadilly Line services for swift access into Central London.



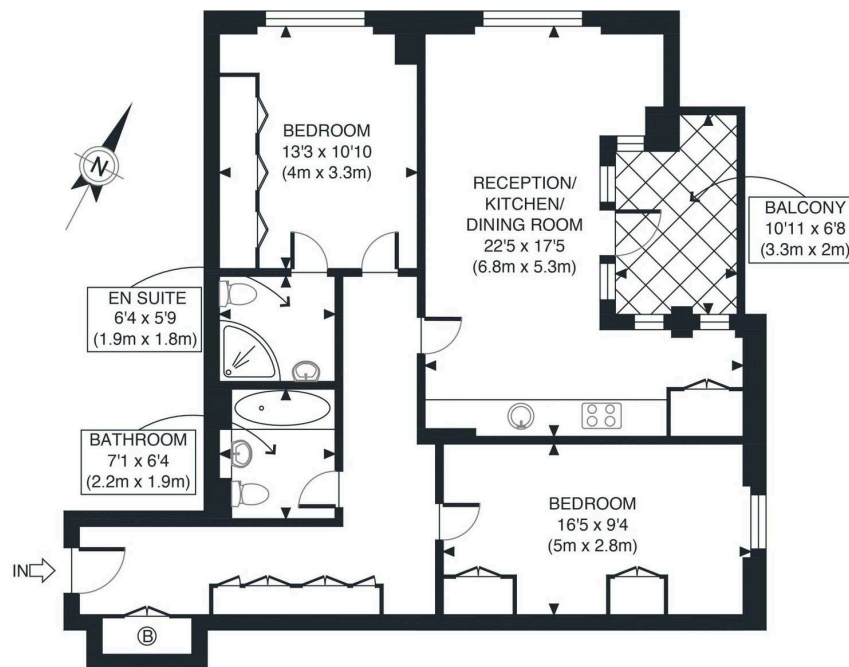
Lawrence Rand Estate Agents are delighted to offer this stunning two double bedroom apartment offers bright, contemporary living throughout, perfectly positioned on Alexandra Avenue close to an excellent range of parks, amenities and transport links. Presented in superb condition, the property combines modern design with practical features, ideal for first time buyers, professionals or investors. The spacious open plan reception room is a standout feature, boasting floor to ceiling windows that flood the space with natural light. It opens onto a stylish and fully fitted kitchen complete with integrated appliances and a breakfast bar, creating the perfect setting for cooking, dining and entertaining. From the reception, doors lead out to a private balcony with space for outdoor seating, providing a relaxing spot to unwind.

Both bedrooms are generously sized doubles and benefit from built in wardrobes. The main bedroom enjoys a sleek ensuite shower room, while a contemporary family bathroom serves the second bedroom and guests. Additional comfort features include underfloor heating throughout the apartment.


Residents also benefit from secure intercom entry, an allocated underground parking space equipped with an EV charging point, and convenient on-site cycle storage, adding to the property's appeal.







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 867 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 867 SQ FT / 81 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Emporium Court	
date	07/08/23
photoplan 	

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