



Emporium Court, Alexandra Avenue, HA2 9DL  
£280,000 | Leasehold





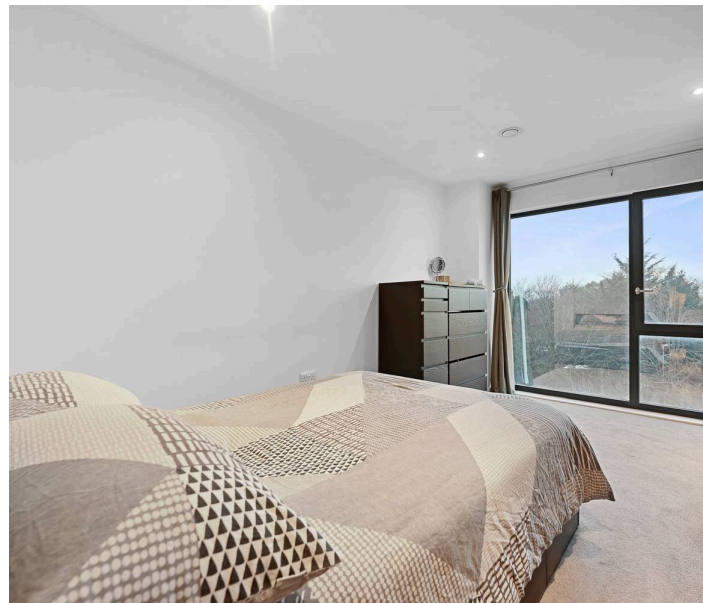
## Key Features & Description

- One bedroom luxury upper floor apartment
- Open plan kitchen/lounge/diner
- Allocated parking
- Balcony
- Modern fitted bathroom
- Chain free

This beautifully presented one-bedroom upper floor apartment, designed to make everyday living both comfortable and stylish. Filled with natural light, the contemporary open-plan layout creates a welcoming space to relax, unwind, or entertain. Step out onto your private balcony from the living area and enjoy a quiet moment outdoors, all while being perfectly positioned on Alexandra Avenue, close to green spaces, local amenities, and excellent transport connections.

The generously sized double bedroom offers a calm and comfortable retreat, complemented by a stylish, modern bathroom. Underfloor heating throughout the apartment ensures year-round comfort and a touch of everyday luxury.

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### Nearest Stations

South Harrow (Piccadilly Line) – 0.6 miles  
 Rayners Lane (Metropolitan & Piccadilly Lines) – 0.8 miles  
 Northolt Park (National Rail – Chiltern Railways) – 0.6 miles  
 West Harrow (Metropolitan Line) – 1.2 miles  
 North Harrow (Metropolitan Line) – 1.4 miles

Overlooking Alexandra Avenue the property is situated near a variety of green spaces, including Newton Farm Ecology Park, Alexandra Park, and Newton Park. Close proximity to a number Ofsted rated GOOD and OUTSTANDING schools.

### Additional Information

Council Tax band: C  
 Tenure: Leasehold, 119 years remaining, Service Charge £2,400pa, £300pa Ground Rent  
 EPC Energy Efficiency Rating: B



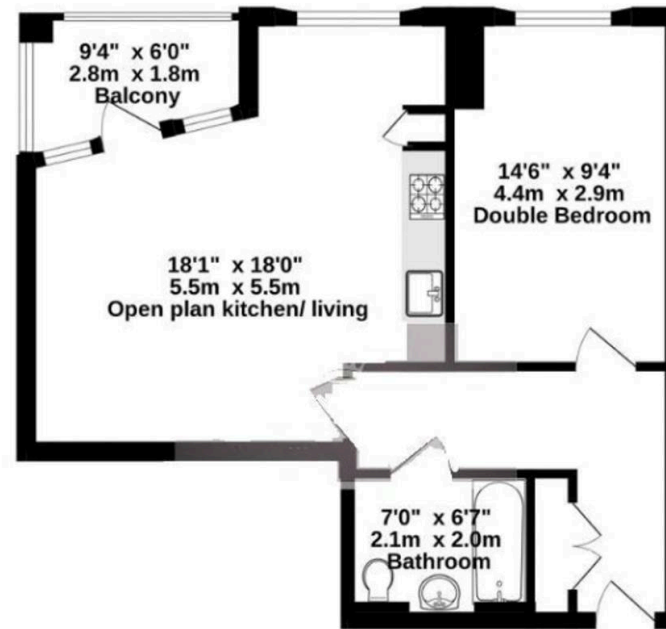
### Suppliers

Electricity supply: Mains, Water supply: Mains  
 water Sewerage: Mains Heating: Electric underfloor

### Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent

SECOND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Lawrence Rand**  
51 Victoria Road, Ruislip - HA4 9BH  
01895 632211  
sales@lawrence-rand.co.uk  
www.lawrence-rand.co.uk

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