



Alexandra Avenue, Harrow, HA2 9DX

Asking Price £290,000





# Alexandra Avenue

Harrow, HA2 9DX

- No Upper Chain
- Reception Room
- Part Tiled Bathroom
- Two Balconies
- Leasehold With 90 Years Remaining
- Two Double Bedrooms
- Separate Fitted Kitchen
- Separate WC
- Communal Gardens
- No Stamp Duty For First Time Buyers

This sizeable two double bedroom top (2nd) floor flat is brought to market with no upper chain and is located within a five minute walk of Rayners Lane Station. An ideal first time or investment purchase the property measures in at 794 square foot meaning you can command strong rent or enjoy a spacious first residence.



## INTERNALLY

This is a two double bedroom top (2nd) floor flat. The front door opens into hallway with two cupboards and doors leading off into a reception room with a large window/door complex flooding the room with natural light and a door opening onto a balcony with a lovely view over looking communal gardens. To the rear of reception room are double doors leading into the kitchen. The good sized kitchen has matching wall and base units, stainless steel sink and drainer, a boiler cupboard and door leading out to another balcony. There are two double bedrooms and a part tiled bathroom with panel enclosed bath, vanity sink unit and heated towel rail. There is a separate wc. The property has double upvc glazed windows and gas central heating throughout.

## EXTERNALLY

Purpose built block with communal gardens. Balconies off the reception room and kitchen.





### **LOCATION**

Alexandra Avenue is located between Northolt Road and Rayners Lane, approximately a mile away from both Rayners Lane and South Harrow shopping centres and tube stations. There are also local shops just 300 yards away and Alexandra Park is just under half a mile away. There are several good schools close including Alexandra School a minute walk away, Heathland School 0.6 miles

### **ADDITIONAL INFORMATION**

Leasehold 90 years remaining  
Council Tax Band C - £1,922.49  
Service Charge - £570.08  
Ground Rent - £10.00  
(all payable per annum as advised)

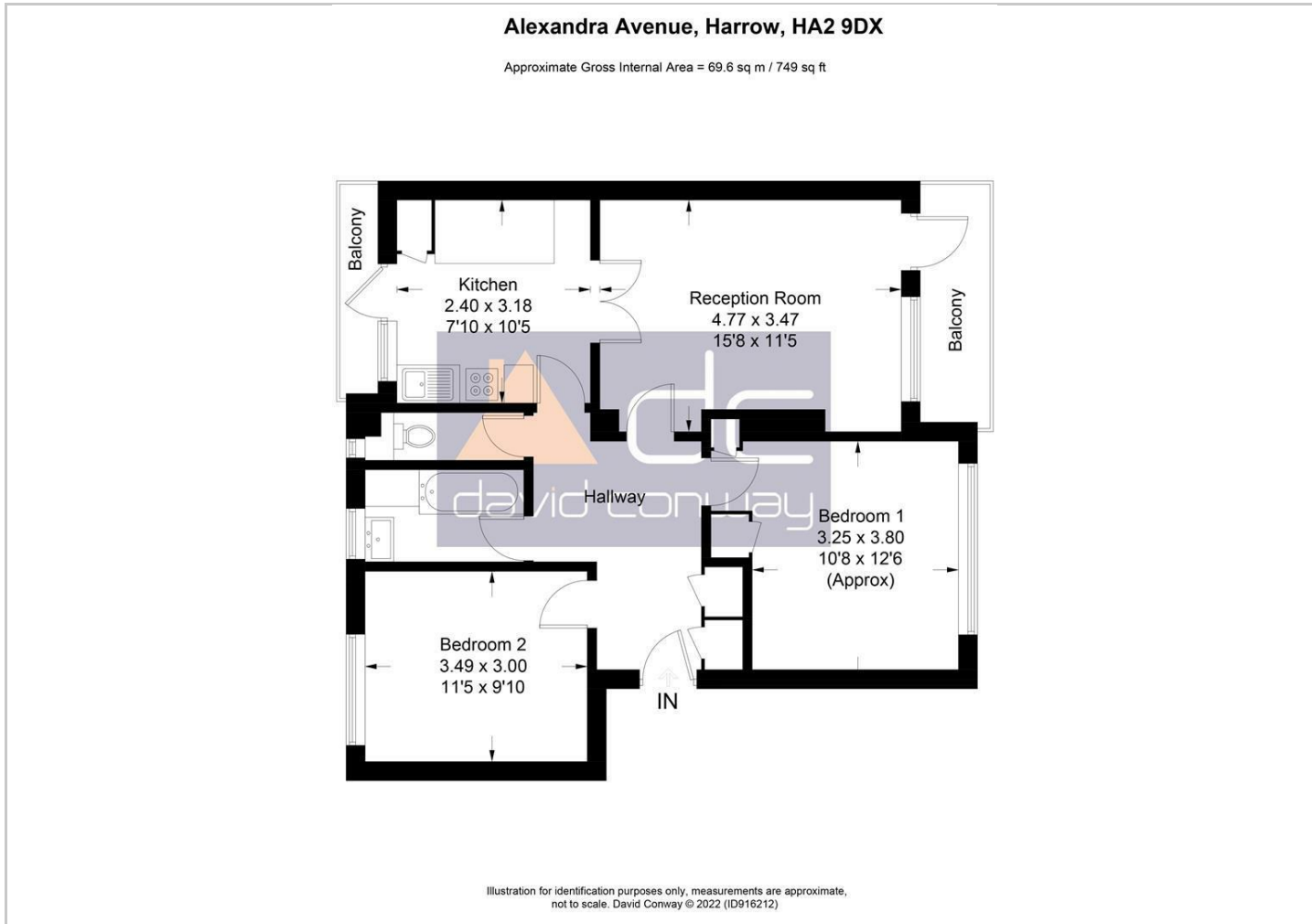
**Council Tax Band - C**

Leasehold





## Floor Plans



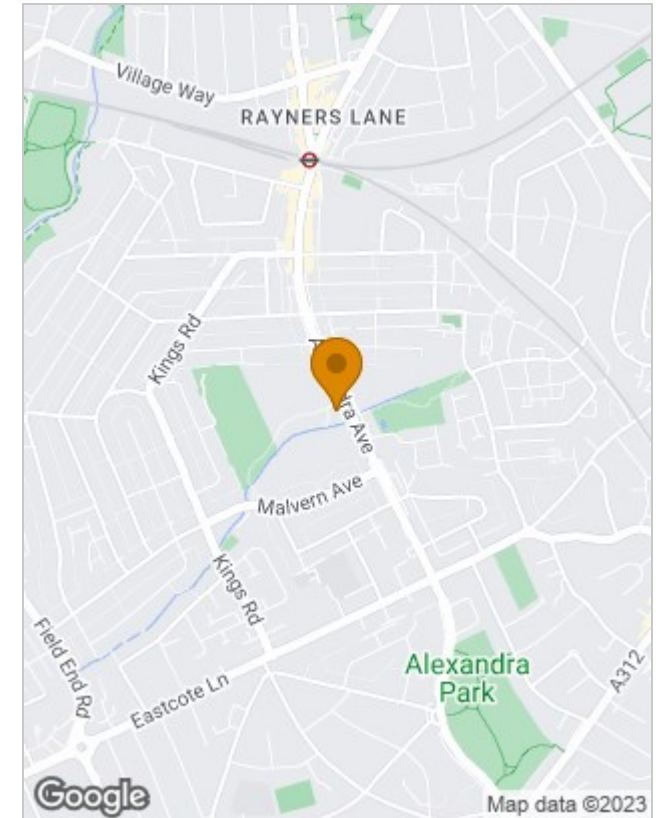
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

