

# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH STUDIO: 2042 SQ FT/ 190 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STUDIO: 1560 SQ FT/ 145 SQM  
**PROPERTY PHOTO PLANS** CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows,

## More Details From...

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0203 866 6640  
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Brian Cox & Company are pleased to present this substantial four-bedroom freehold, end-of-terrace home, ideally situated on a popular residential road in Rayners Lane. Accommodation: entrance hallway, spacious lounge open plan to stunning fitted kitchen/dining area, four good sized bedrooms, fitted luxurious bathroom and ensuite shower room. Positioned within easy reach of local amenities, highly regarded schools, and excellent transport links including South Harrow Underground Station (Piccadilly Line), this is a rare opportunity to secure a sizeable home in a well-connected and desirable location. This property is ready to move into and requires no updating. Call now before it's too late!



£850,000

Malvern Avenue, Harrow HA2 9HG

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## In Brief...

- Four Spacious Bedrooms
- Well Presented Accommodation
- Skilfully Extended
- Sought After Schools
- Garden Storage Room
- No Upper Chain
- 



## The Location...

### Nearest Stations ...

Rayners Lane Station – Approximately 0.6 miles away  
 South Harrow Station – Approximately 0.8 miles away  
 Northolt Park Station – Approximately 1.2 miles away

A National Rail station on the Chiltern Railways line, offering services towards London Marylebone and beyond. Situated in the well-connected and family-friendly area of Rayners Lane, this home benefits from excellent transport links. Rayners Lane Underground Station is just 0.5 miles away, offering both the Metropolitan and Piccadilly lines for swift access into Central London. South Harrow Station, also nearby, provides further convenience via the Piccadilly Line. The surrounding area is known for its vibrant community, diverse local amenities, and good schools. Residents enjoy a variety of shops, cafes, and green spaces such as Roxbourne Park and Newton Farm Ecology Park, making it an ideal setting for families and commuters alike.