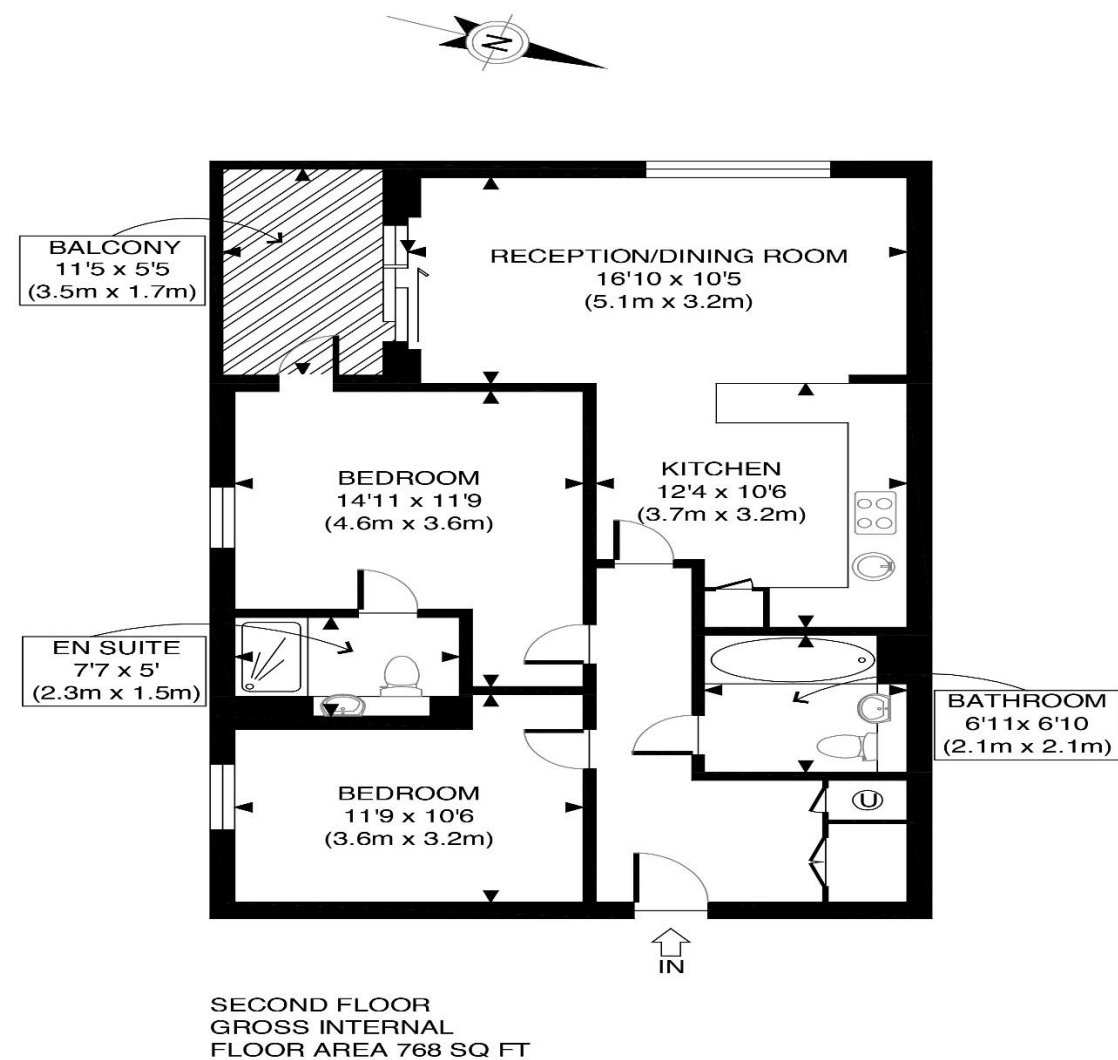


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 768 SQ FT / 71 SQM	Iora Court
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	date 10/01/24
	photoplan

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640  
**Email:** Azi.Rahman@brian-cox.co.uk  
**Web:** www.brian-cox.co.uk



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.



0203 886 6640  
brian-cox.co.uk



Brian Cox Estate Agents is delighted to offer this immaculate two bedroom, two bathroom apartment to the market. This impeccably presented apartment boasts its own private balcony and its own designated parking space. Upon entrance you are immersed in the natural light that floods the property. The spacious entrance hallway leads directly into the modern open plan, fitted kitchen, and is overlooked by the large balcony. The property benefits from two larger than average bedrooms with the master bedroom flaunting a spacious en-suite. There is a large modern family bathroom with a dedicated utility space and ample storage facilities throughout the property. There is three flats in this building including this one so it is very private and secure.



**Guide Price £395,000**  
Leasehold

**Maryatt Avenue, Harrow HA2 0ST**



## In Brief...

- Two Double Bedroom, Two Bathrooms
- Allocated Parking For One Car
- Private Balcony
- Immaculate condition with a modern finish
- Catchment Area Of Several OFSTED Outstanding Schools Such As Whitmore Heathland Primary School
- Situated directly opposite communal green space.
- EPC Rating B & Council Tax Band C



## The Location...

### Nearest Stations ...

Rayners Lane Station 0.5 miles  
South Harrow Station 0.6 miles  
West Harrow Station 0.8 miles

Close to South Harrow and Rayners Lane Train Stations which offer the Metropolitan and Piccadilly Lines. The high streets offer an array of shops and restaurants along with a choice of buses towards Harrow on the Hill, Northolt, Hounslow, Uxbridge, Greenford and Ealing. There is also a selection of schools nearby including Grange Primary, Alexandra School and the outstanding Heathland Primary and Whitmore High School. The development is located in a quiet and family friendly area.