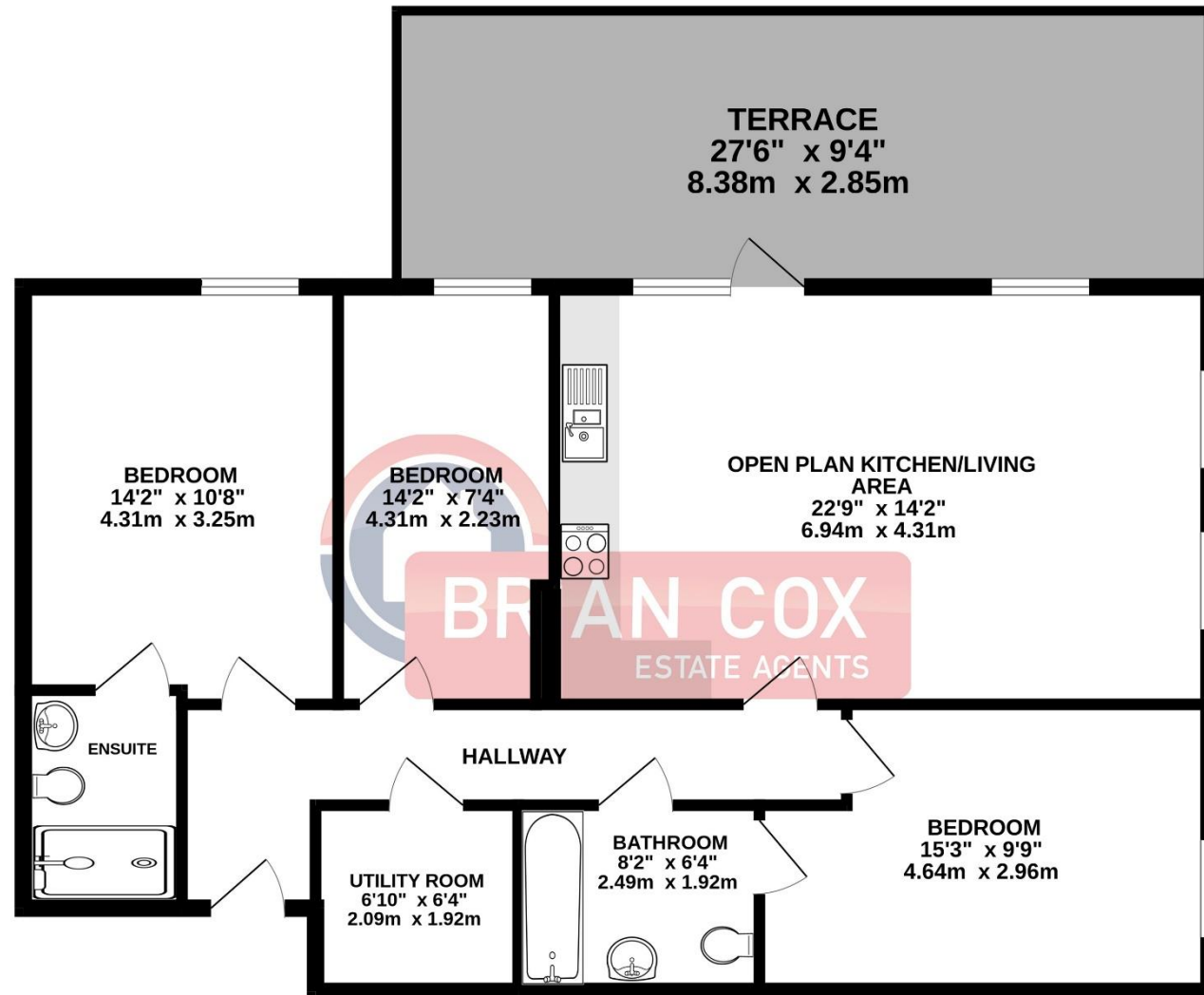


the floorplan...

SIXTH FLOOR
969 sq.ft. (90.0 sq.m.) approx.



OVERALL INTERNAL AREA BELOW IS NOT INCLUDING THE TERRACE

TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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more details from...

call: **Brian Cox Harrow: 020 8912 0006**
email: **info@brian-cox.co.uk**
web: **www.brian-cox.co.uk**



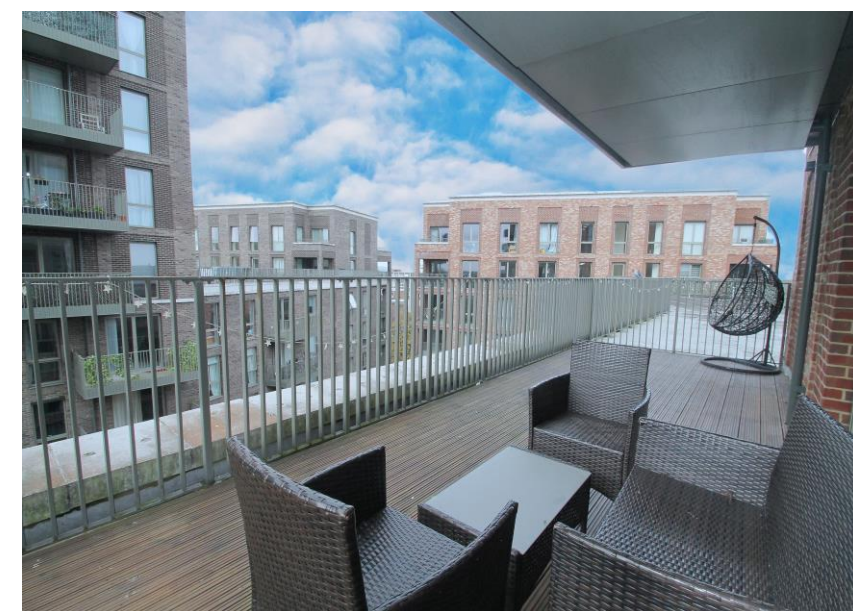
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



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THREE BEDROOM - SIXTH FLOOR - LIFT - PARKING - SECURE VIDEO ENTRY SYSTEM - EN-SUITE TO MASTER - VIEW NOW!!
Brian Cox and Company are proud to offer to the market this luxury three double bedroom sixth floor apartment boasting one of the largest balconies in the development. This modern apartment briefly comprises a bright 22ft and airy open plan living area with a fully fitted kitchen incorporating integrated appliances throughout. The master bedroom includes its own en-suite shower room and bedroom two has access to the main bathroom via its own door creating a Jack and Jill en-suite/family bathroom. Further benefits include a good sized utility room, double glazing throughout, a long lease (in excess of 240 years), parking and access to the communal grounds including multiple play areas. All in all this is a great place for the family and viewings are highly recommended to fully appreciate all this unique home has to offer, so call now to arrange yours!!



Offers Over £600,000
Leasehold

Gayton Road, Harrow
HA1 2DL



in brief...

- Three Double Bedroom
- Sixth Floor Luxury Apartment
- Large Outdoor Terrace (approx 250sq ft).
- Modern Kitchen with Integrated Appliances
- En-suite to Master Bedroom



the location...

nearest stations ...

Harrow-on-the-Hill (0.3 miles)
Northwick Park (0.8 miles)
Kenton (0.8 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. You have a large Tesco's & Morrison's which are both within a short drive to the property.

Positioned within a short walk you have the beautiful Grove Open space which is on the slopes of Harrow on the Hill. The high street which is less than a ten minute walk away leads to historic buildings, restaurants & wine bars. Harrow on The Hill Metropolitan/Chiltern Line train station is within 0.2 miles distant with its fast links to the city.

The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselms RC school and the renowned Harrow School.