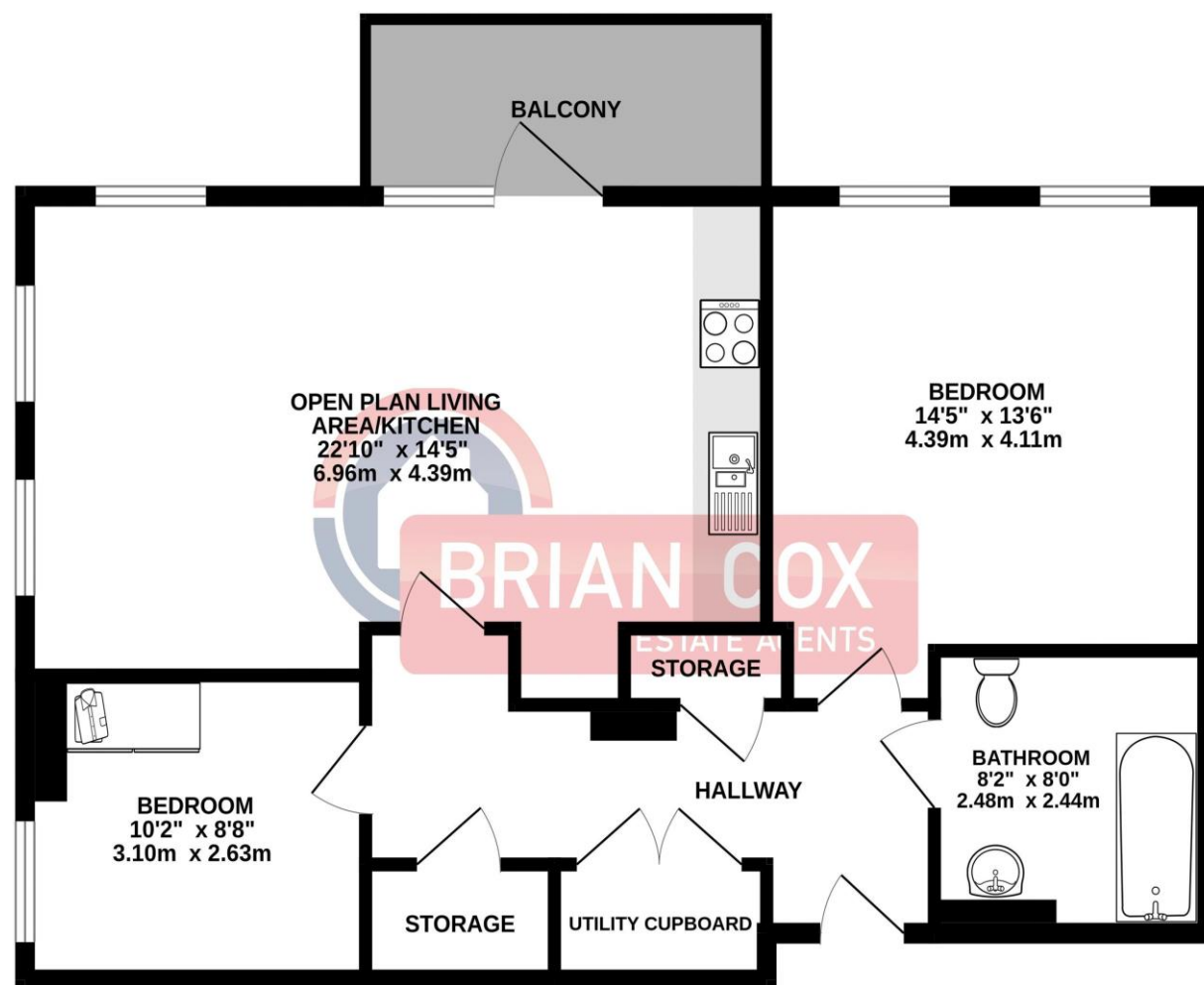


# the floorplan...

FIRST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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**



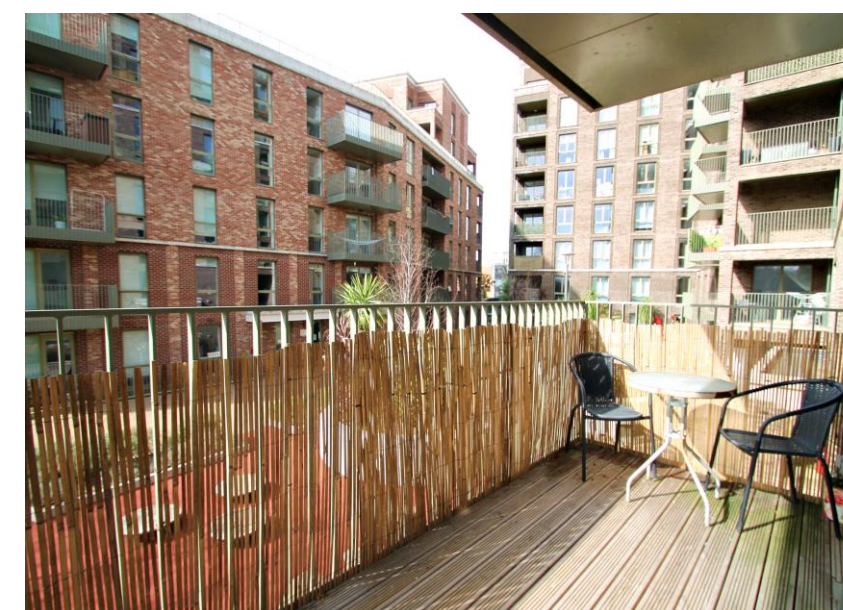
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure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



020 8912 0006  
brian-cox.co.uk



TWO BEDROOM - FIRST FLOOR - MODERN APARTMENT - IMMACULATLY PRESENTED - BALCONY - PARKING. Brian Cox and Company are pleased to present to the market this ideal two bedroom first floor apartment within a moments walk of Harrow Town Centre. The property has been well looked after by the existing owner and briefly comprises two good sized bedrooms, a larger than average family bathroom, an open plan living/kitchen area with dual aspect windows and integrated appliances, balcony and a surprising amount of storage compared to similar apartments. Further benefits include the allocated parking space, communal grounds including play areas and security entry phone systems. Overall this modern apartment has all the conveniences one could ask for as well as being superbly located.



Offers in Excess of  
£430,000

Gayton Road, Harrow  
HA1 2DS





## in brief...

- Two Bedroom
- First Floor
- Purpose Built Modern Apartment
- Allocated Parking Within Secure Underground Car Park
- Long Lease
- Immaculately Presented



## the location...

### nearest stations ...

Harrow-on-the-Hill (0.2 miles)  
Northwick Park (0.6 miles)  
Kenton (0.7 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 and 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.