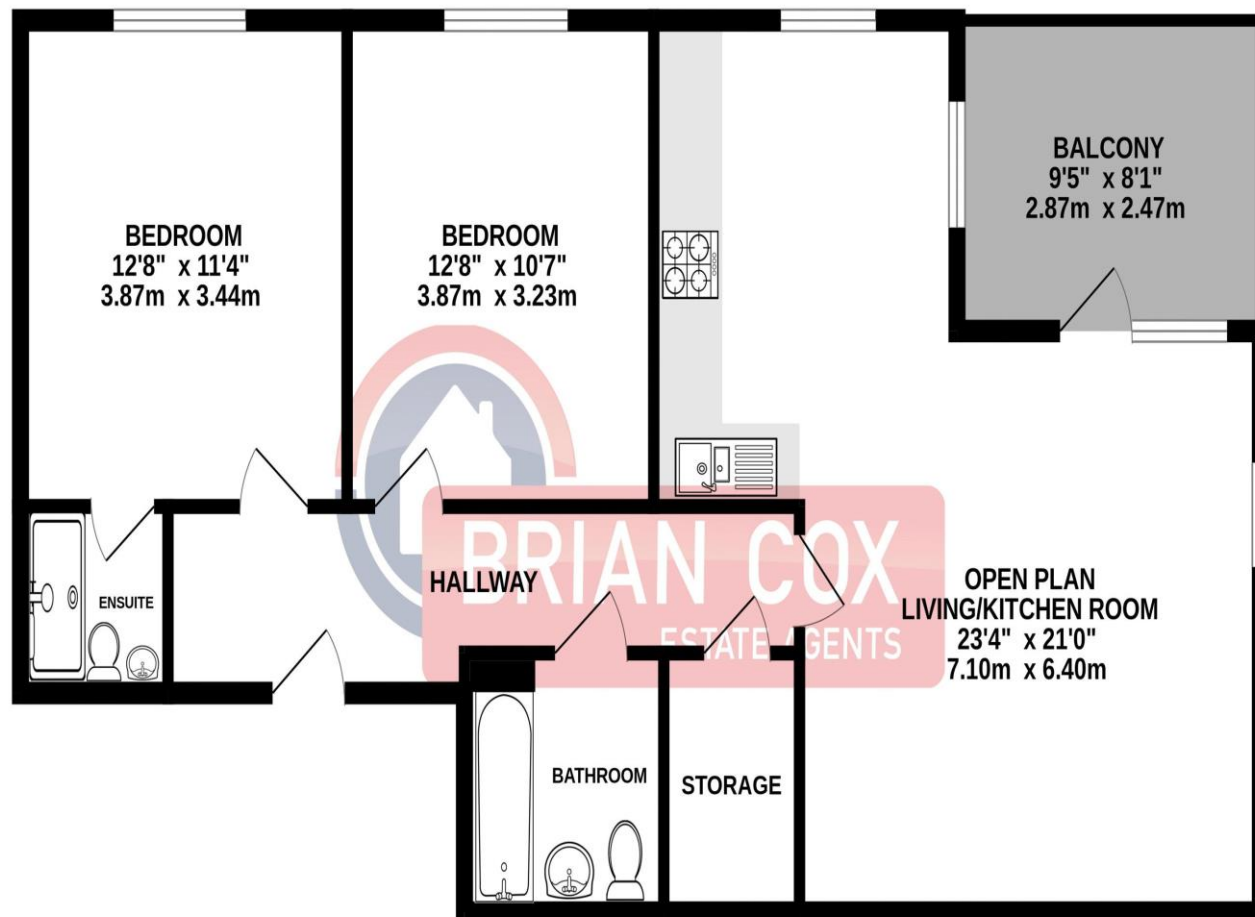


## the floorplan...

SEVENTH FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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 Greenford: 0208 912 0006**

email: **info@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 912 0006  
brian-cox.co.uk



TWO BEDROOM - TWO BATHROOM - TOP FLOOR - LONG LEASE - Brian Cox are pleased to present this beautifully presented two-bedroom two bath seventh floor purpose-built apartment. The property comprises of two double bedrooms, en-suite shower room, modern family bathroom, open plan living kitchen area with a balcony and a well-kept communal courtyard. Viewings are highly recommended to fully appreciate all this apartment has to offer, so call now to arrange yours!!



£450,000  
Leasehold

Gayton Road, Harrow HA1 2DA

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...

- Two Bedroom
- Master Bedroom with En-suite
- Seventh Floor Apartment
- Beautifully Presented Throughout
- Approx 241 Years Lease Remaining
- Balcony



## 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.



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