



## Alexandra Avenue, Harrow, London, HA2

£335,000

\*\*\* Virtual Tour Available \*\*\*

Boasting a spacious living area and two good sized bedrooms , this well presented 2 bedroom top floor flat benefits from lots of natural lightning and plenty of built in storage.

The area boasts a wide variety of shops, bars and restaurants with both South Harrow and Rayners close by while the large green open space of Alexandria Park is also nearby.

- Leasehold Property
- Large Two Bedroom Second Floor Flat
- Well Presented Throughout With Spacious Interiors
- Two Good Size Bedrooms
- Separate Kitchen
- Located Close To All Amenities
- Great Opportunity Buy To Let Investment
- \*\*\* Virtual Tour available \*\*\*



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
67.89 sqm / 730.76 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head height  
65.51 sqm / 705.14 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 68.54 sqm / 737.76 sqft  
IPMS 3C RESIDENTIAL 66.45 sqm / 715.26 sqft

spec id: 605eb7e91f01c0dd112caec

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply