



Tithe Farm Court, Alexandra Avenue | South Harrow | HA2 9DN

Offers In Excess Of £300,000

This delightful two double bedroom flat is located in the heart of Rayners Lane and marketed with no upper chain. With light filled rooms and a long lease the development has always proved popular with investors and first time buyers alike and is larger than average internally. We are booking viewings now.

- Top Floor Flat
- Two Bedrooms
- Large Reception Room
- Fitted Kitchen
- No Stamp Duty For First Time Buyers
- Gas Central Heating
- UPVC Double Glazing
- Entryphone System



**INTERNALLY** Front door of this well presented top floor flat opens into the hallway with entry phone system, storage cupboard and laminate wood flooring which is continued into the reception room. Doors from hallway lead to reception room, both bedrooms and bathroom. The reception is a spacious room with a large window making it a really bright room. The large fitted kitchen has matching wall and base units, built under oven with gas hob and extractor fan over, part tiled walls and floor, there is a door from the kitchen with stairs leading ground floor. The master bedroom is very good size double room and second bedroom is a single room. The bathroom has part tiled walls and floor, pedestal wash basin and bath with shower screen. The property has high ceilings, gas central heating, upvc double glazed windows throughout.

**EXTERNALLY** Unallocated off road parking and communal garden

**LOCATION** Tithe Farm Court, Alexandra Avenue runs between Northolt Road and Rayners Lane, approximately 0.8 mile from both Rayners Lane and South Harrow shopping centres and tube stations. Northolt Park (Chiltern Line) Railway station is approximately 0.8 miles. The closest local shop is Tesco Esso Express which is just 1 minute walk. There are several good schools close by the closest being Heathland school.

Council Tax Band B £1,588

Leasehold - 113 Years remaining

Ground Rent £200 per annum \*\*The lease on this property has Ground rent that doubles every 25 Years. Please consult your lender and solicitor before proceeding\*\*

Service Charge approximately £1,148 per annum

All above as advised

### Tithe Farm Court, Harrow, HA2 9DN

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

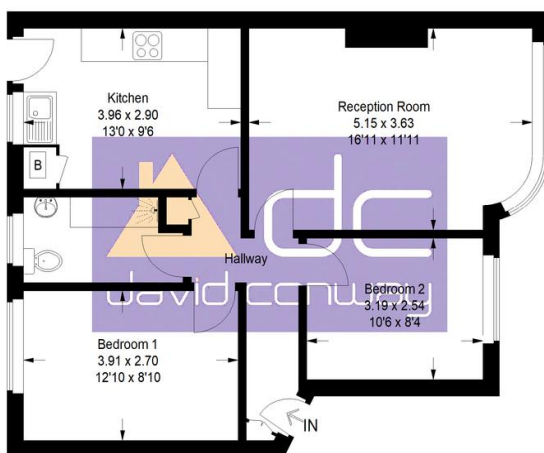


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID772077)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
		EU Directive 2002/91/EC	