











alexandra park is pleased to offer this two bed second floor retirement flat in this popular location in Central South Harrow walking distance to Piccadilly Line Underground Station & shopping area. The property comprises: lounge, kitchen, shower room, electric heating, communal lounge & a lift. Lease remaining approx 95 years. Service charge £216.24 per month. NO CHAIN

**communal entrance**

lift & stairs to second floor landing

**flat entrance**

hardwood door to:

**hallway** 10.05ft x 7.06ft (3m x 2m)

spacious hallway, storage cupboard, further storage cupboard housing cold water tank, night storage wall mounted electric heater, doors to:

**lounge** 17.09ft x 10.05ft (5m x 3m)

hardwood glazed rear / side aspect window, night storage wall mounted electric heater, further wall mounted electric heater,

**kitchen** 10.05ft x 6.11ft (3m x 2m)

range of wall units with matching base units with laminated worktops, inset stainless steel single bowl single drainer sink unit with monobloc taps, built in oven, separate electric hob with extractor over, space & plumbing for washing machine, space for fridge

**bedroom 1** 14.04ft x 8.10ft (4m x 2m)

hardwood glazed rear / side aspect window, night storage wall mounted electric heater

**bedroom 2** 14.03ft x 6.05ft (4m x 2m)

hardwood glazed window

**shower room**

white suite comprising: fully enclosed shower cubicle with electric shower unit, pedestal wash hand basin, low level close coupled wc, fully tiled walls, tiled floor, heated towel rail

