



## 295 Rayners Lane , Harrow, HA2 9TS

**Guide price £165,000**



An excellent opportunity to acquire a generously sized studio apartment in a prime location on Rayners Lane, Harrow, HA2.

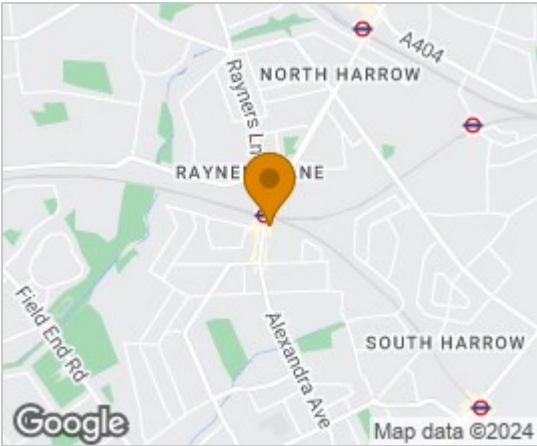
This top-floor, west-facing studio features a spacious open-plan living area, complete with a well-equipped kitchen boasting built-in appliances including an oven, gas hob, washer/dryer, and freestanding fridge freezer. A short hallway provides separation from the main entrance, leading to a three-piece shower room. The property is currently tenanted by a content occupant who is open to staying on or vacating with short notice. Permit parking is readily available.

Benefitting from its proximity to Rayners Lane Underground Station, offering services on the Metropolitan and Piccadilly lines with direct access to central London in just 20 minutes. Local amenities such as supermarkets, cafes, restaurants, and more are conveniently located within a short walking distance from the property.

Area: 25 sq m / 270 sq ft



## Area Map



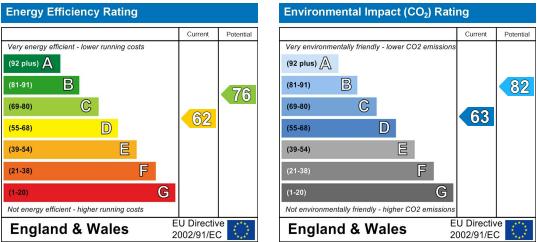
## Floor Plans

The Turret, 295 Rayners Lane, Harrow, HA2 9TL

**Internal Dimensions: 25 m2 / 270 sq ft (Approx.)**

Disclaimer: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.