









232 Malvern Avenue, Harrow, HA2 9HE £1,200 PCM

Brand new duplex one bedroom apartment on Malvern Avenue HA2, with ALL BILLS INCLUDED.

Newly refurbished, modern kitchen with brand new appliances. Fully furnished. Walking distance to Rayners Lane underground station.

Available immediately!

# Bedroom 16'0" x 8'4" (4.88 x 2.55)





Brand new double bed, warbrobes and lounge area.

# Kitchen/Diner 13'3" x 7'8" (4.04 x 2.34)



Brand new kitchen/diner. New appliances, tiled floor with a breakfast bar.

# Bathroom 5'0" x 7'8" (1.54 x 2.35)



Modern shower room with storage cupboard.

GROUND FLOOR 133 sq.ft. (12.4 sq.m.) approx. 1ST FLOOR 125 sq.ft. (11.6 sq.m.) approx.



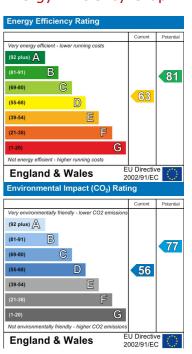
### TOTAL FLOOR AREA: 259 sq.ft. (24.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tense 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

## Area Map

# Alexandra Park Goals Ruislip Victoria Rd Wictoria Rd Map data ©2025

# **Energy Efficiency Graph**



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