



Lower Road, Harrow, HA2 0DZ

**Guide Price £425,000**



## Lower Road, Harrow, HA2 0DZ

This rarely available second floor apartment in a gated development on the lower slopes of Harrow On The Hill has a balcony off the living room, en-suite bathroom to master bedroom and a second bathroom. Secure off road parking. Share of freehold. Chain free.

- Purpose Built Flat
- Two Bedrooms
- Spacious Reception Room
- Two Bathrooms (One En Suite)
- Fitted Kitchen
- Balcony
- Gas Central Heating
- Ample Storage
- Share of Freehold
- Close to Shops & Tube



## INTERNALLY

This is second floor purpose built flat. The front door leads into hallway benefitting of two storage cupboard as soon as you enter and doors leading off into a spacious reception room with large sliding window providing access to the balcony. A fitted kitchen with ample work top space, matching wall and base units, wall mounted boiler and extractor fan. Large double bedroom benefitting of a fully tiled en suite, a single bedroom with storage cupboard and main bathroom.

## EXTERNALLY

Front aspect balcony.

## LOCATION

The property is located between South Harrow & lower slopes of Harrow On The Hill. Conveniently located just 0.6 of a mile from South Harrow's Piccadilly Line Tube Station with busy shopping centre. Numerous schools are in the vicinity including Roxeth Primary School and Whitmore High 0.3 of a mile away.

Share of Freehold - Lease 91 Years

Service Charge £1,600 per annum

Ground Rent £750 per annum

Council Tax Band E £2,643.43 per annum

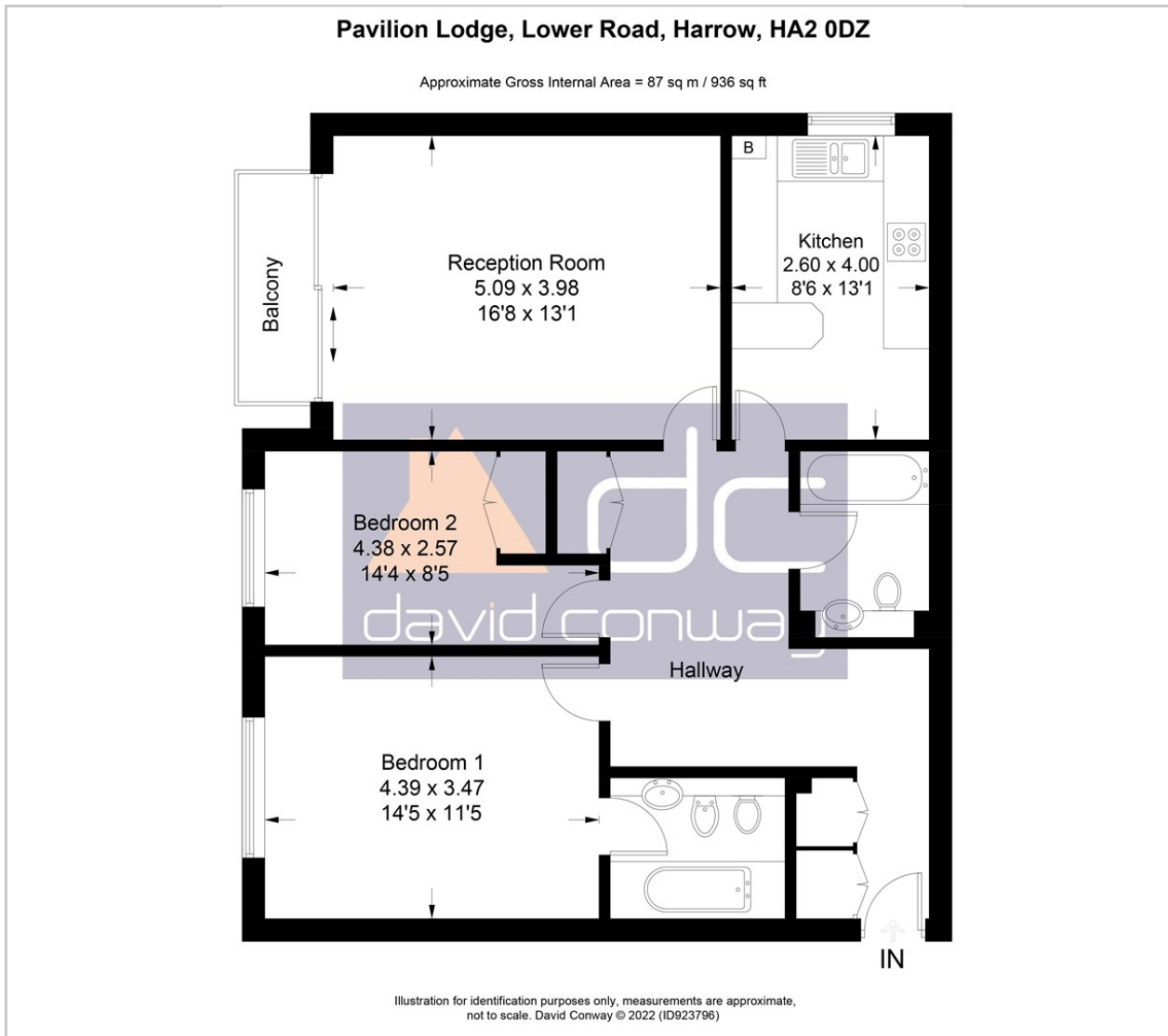
(all as advised)

**Council Tax Band: E**

Leasehold - Share of Freehold



## Floor Plan



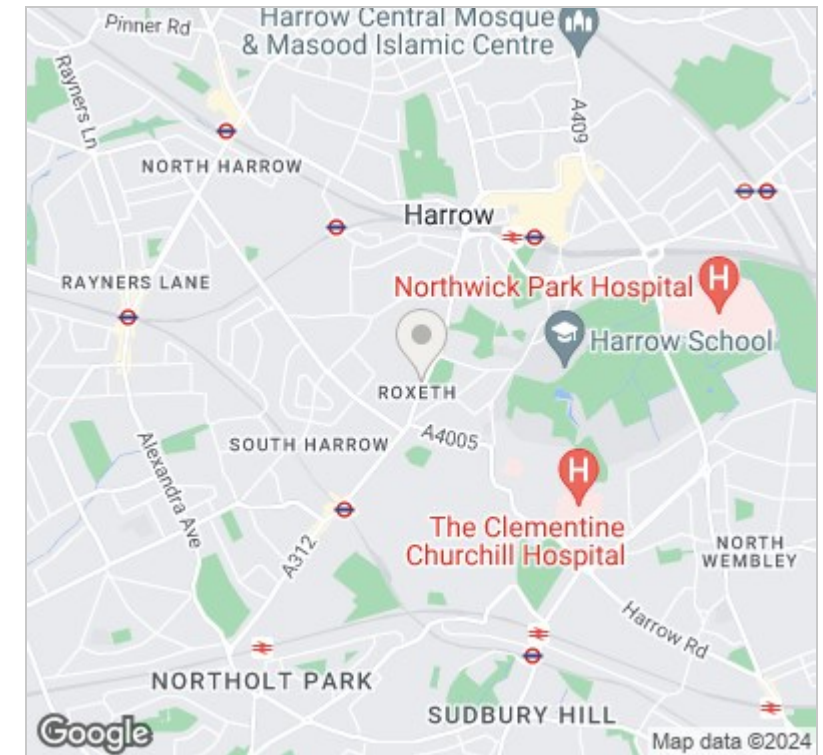
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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	