



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 £2,81.32 per annum

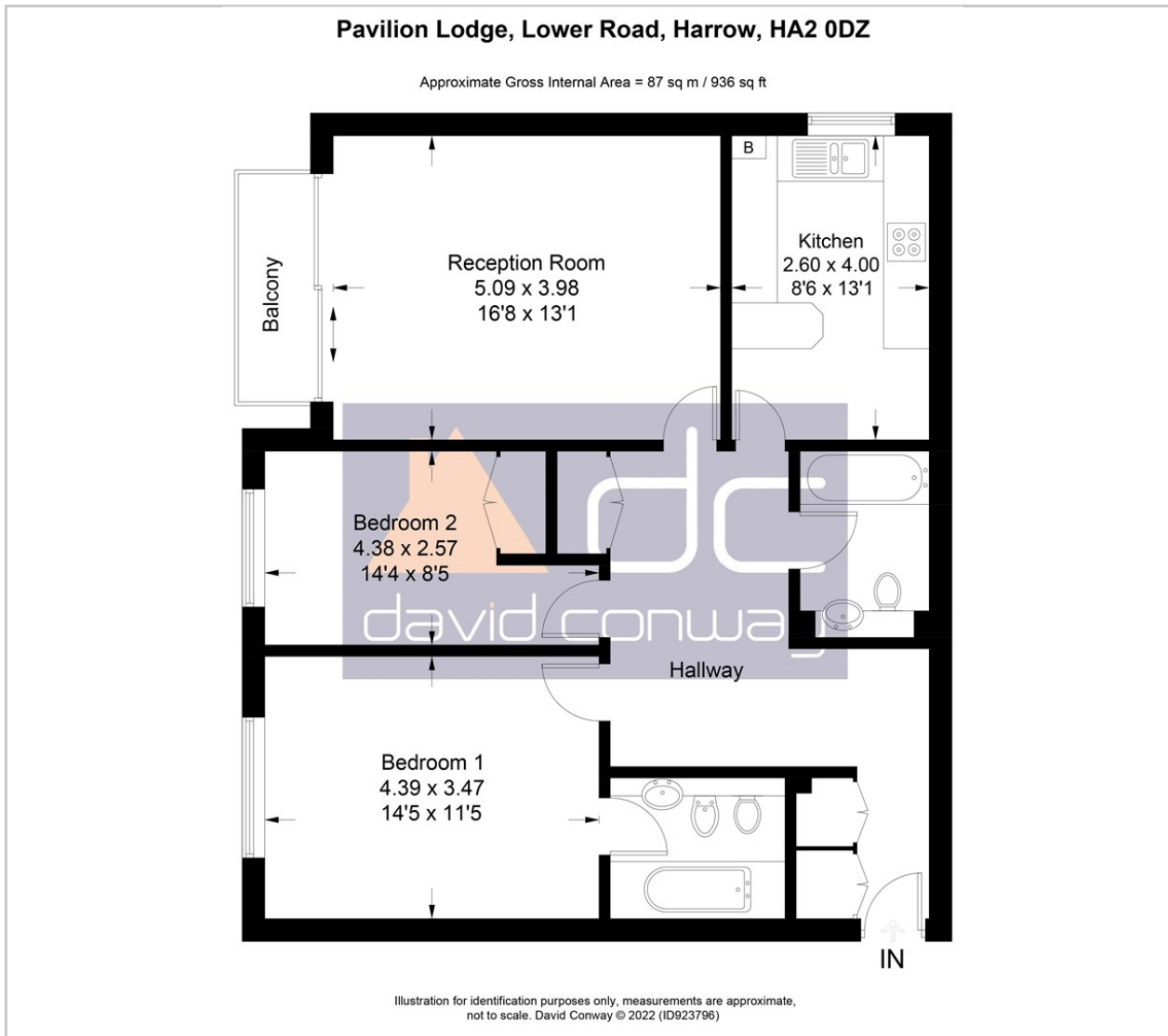
(all as advised)

**Council Tax Band: E**

Leasehold - Share of Freehold



## Floor Plan



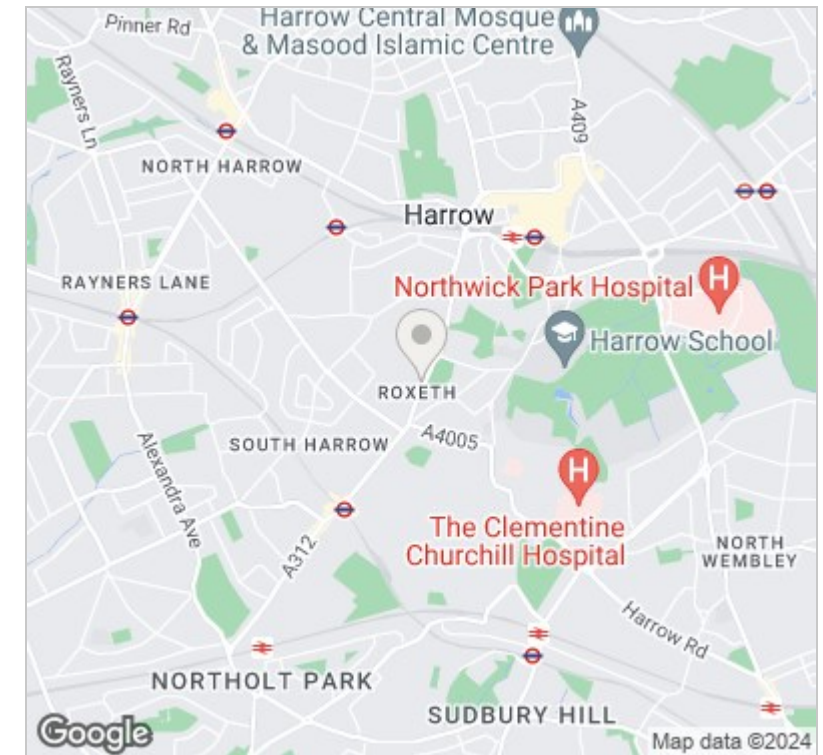
## Viewing

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.

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.

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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	