



Lower Road, Harrow, HA2 0DZ

Asking Price £485,000





# Pavilion Lodge, Lower Road

Harrow, HA2 0DZ

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

This rarely available apartment is set in a gated development, comes with a share of freehold and is offered chain free. Located on the lower slopes of Harrow On The Hill the property comes with two bathrooms, one of which is an ensuite to the master, as well as a balcony off of the main reception room.



## 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 (as advised)





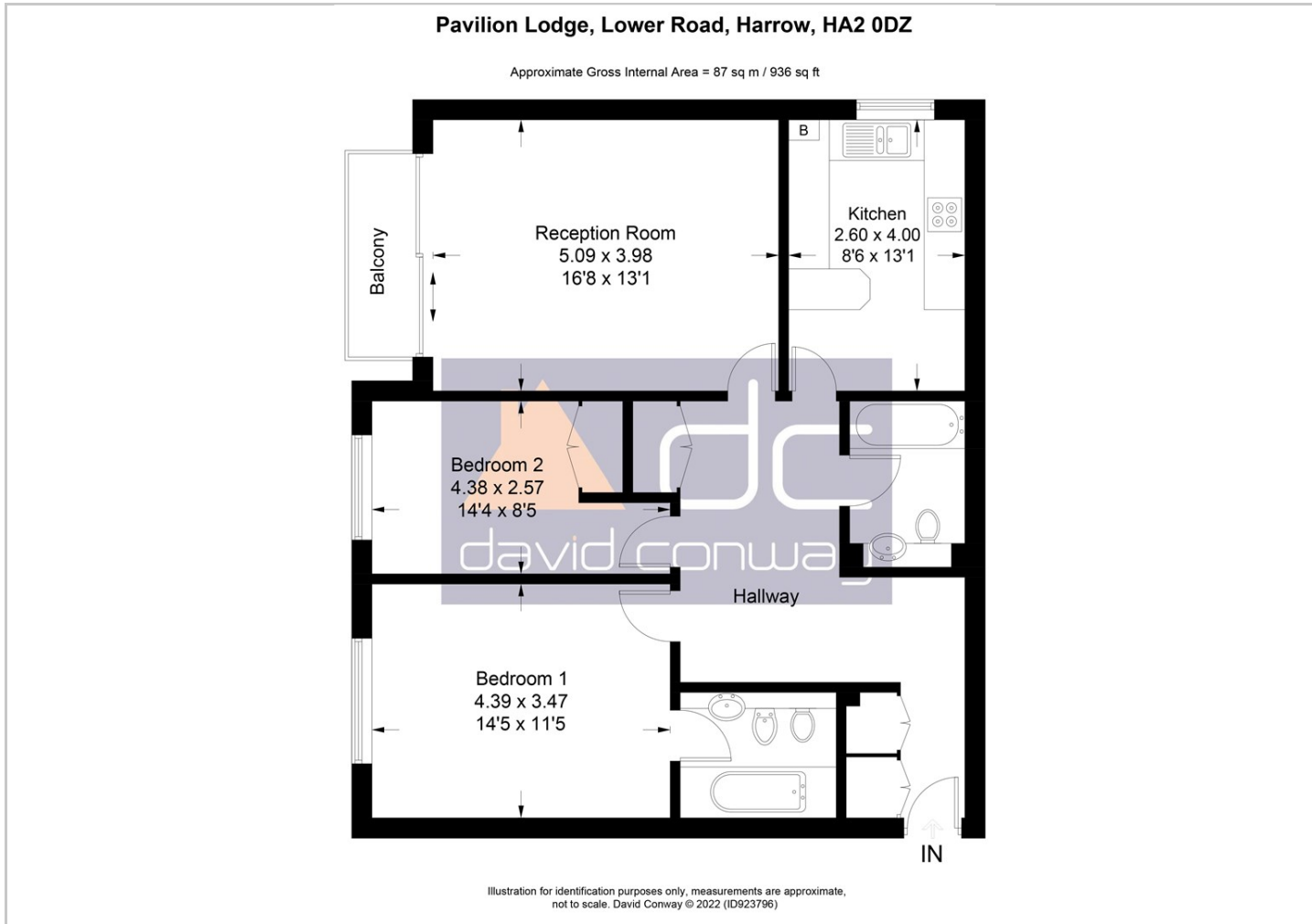
**Council Tax Band - E**

Leasehold - Share of Freehold



PAVILION LODGE

## Floor Plans



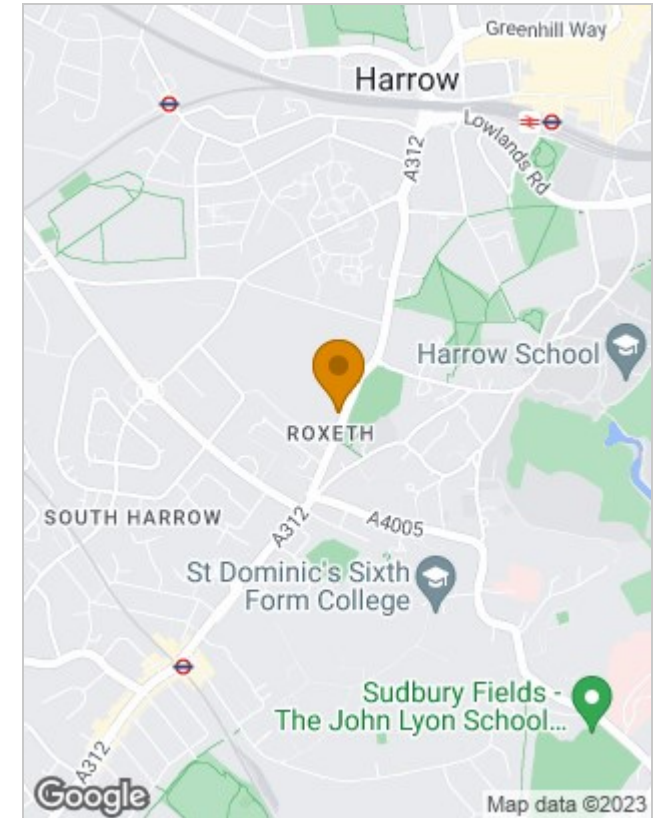
## Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

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