



Moat Lodge London Road  
Harrow on The Hill, HA1 3LU

£304,950



## Moat Lodge London Road

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A Spacious 2nd Floor Apartment with Share of Freehold and well situated in this sought after development on the summit of "The Hill".

The property offers generous room sizes with an impressive 17' x 11'4 double bedroom and a 16'1 x 11'4 living room. Modern fitted kitchen, family bathroom, double glazing, electric heating & GARAGE in block.

Entry phone system & landscaped communal gardens.

The historic buildings, bars, and restaurants of HARROW ON THE HILL are only a few minutes walk away. Harrow on the Hill Metropolitan/Chiltern line train station is approx 0.8 miles distant along with its excellent range of shopping facilities. South Harrow's Piccadilly line tube station is approx 0.6 miles distant. NO UPPER CHAIN.

Communal Front Door

Stairs to 2nd Floor

Own Front Door

Entrance Hall

Living Room

Kitchen

Bedroom

Bathroom

Outside

Garage in Block

Landscaped Communal Gardens





**Storage Room**

**Additional Information:**

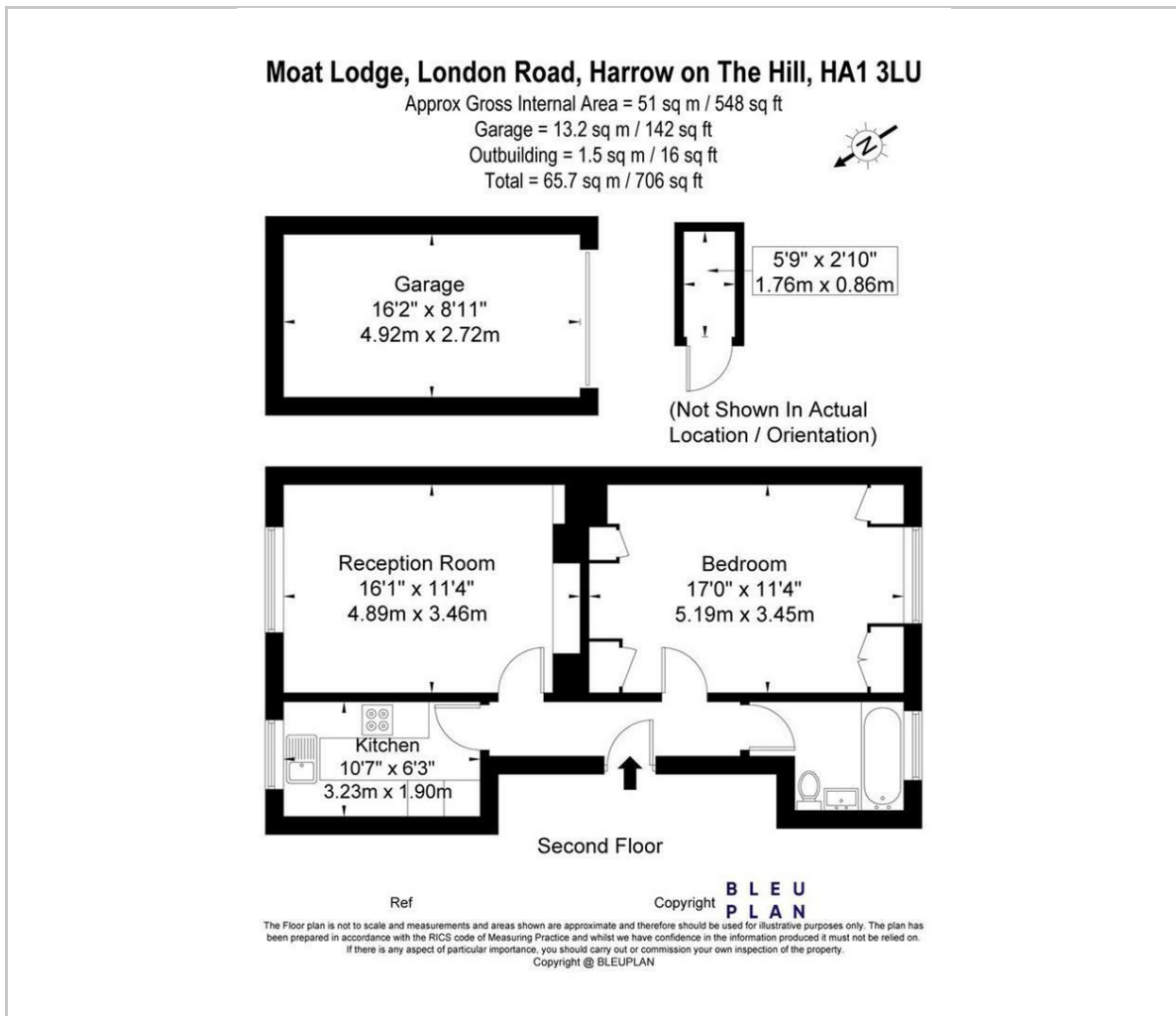
**Share of Freehold**

**89 Year Lease**

**Service Charge - £1,914.80 pa**

**Council Tax Band C**

## Floor Plan



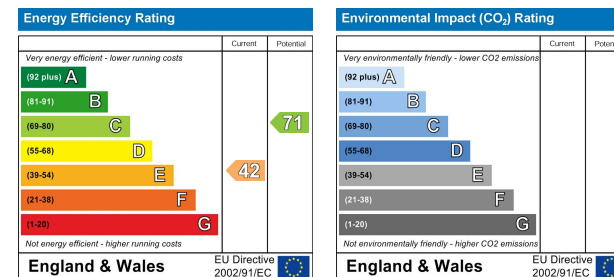
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## 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.

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