



## ELTHAM LODGE, HARROW

£360,000

\*\* NO ONWARD CHAIN \*\* A spacious two double bedroom first floor luxury apartment situated within a gated development, built in 2008 by Clearview Homes. The property is located in a quiet cul-de-sac which is close to shopping facilities, sought after schools (catchment area for Vaughan Primary and Nower Hill High School) and both North Harrow and West Harrow Metropolitan line stations. The property briefly comprises secure communal entrance, hallway with built in storage cupboards, open plan living room, modern fitted kitchen with integrated appliances, two double bedrooms, en-suite to master bedroom and separate bathroom. Further benefits include double glazing, gas central heating, secure phone entry system, Juliet balcony, communal residents parking, communal grounds and a 981 year lease remaining.

- TWO DOUBLE BEDROOM FIRST FLOOR LUXURY APARTMENT
- GATED DEVELOPMENT WITH RESIDENTS OFF STREET PARKING
- CUL-DE-SAC LOCATION
- OPEN PLAN LIVING ROOM WITH JULIET BALCONY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO BATHROOMS WITH ENSUITE TO MASTER BEDROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SECURE PHONE ENTRY SYSTEM
- NO ONWARD CHAIN

## Ground Floor

### Communal Entrance

Secure communal entrance via front aspect door, wall mounted intercom.

## First Floor

### Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, two built in storage cupboards, radiator, power points, coved ceiling, spot lighting, carpeted flooring.

### Living Room

17' 3" max x 16' 3" max (5.26m x 4.95m) Front aspect double glazed French doors to 'Juliet' balcony, two side aspect double glazed windows, coved ceiling, two radiators, power points, TV aerial, phone point, carpeted flooring.

### Kitchen

10' 2" x 7' 2" (3.10m x 2.18m) Side aspect double glazed window, range of wall and base level units with square edge work surfaces with matching up-stands, one and a half bowl sink with drainer, integrated gas cooker with oven below and overhead extractor fan, splashback, integrated dishwasher, integrated under counter fridge and freezer, wall mounted cupboard enclosed boiler, power points, coved ceiling, spot lighting, tiled flooring.

### Bedroom One

12' 5" max x 12' 5" max (3.78m x 3.78m) Rear aspect double glazed window, coved ceiling, radiator, power points, carpeted flooring.

### En-Suite

7' 8" x 6' 2" (2.34m x 1.88m) Low level W/C, wall mounted hand wash basin with mixer tap, shower cubicle with glass shower door, fully tiled surround, wall mounted electric shower with attachment, fully tiled walls, extractor fan, radiator, wall mounted mirror, wall mounted light with integrated shaving point, tiled flooring.

### Bedroom Two

13' 3" max x 10' 2" max (4.04m x 3.10m) Rear aspect double glazed window, coved ceiling, radiator, power points, phone point, carpeted flooring.

### Bathroom

10' 2" max x 5' 5" max (3.10m x 1.65m) Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap, tile enclosed bath with mixer tap and shower attachment, glass shower screen, spot lighting, extractor fan, tiled walls, radiator, tiled flooring.

### Outside

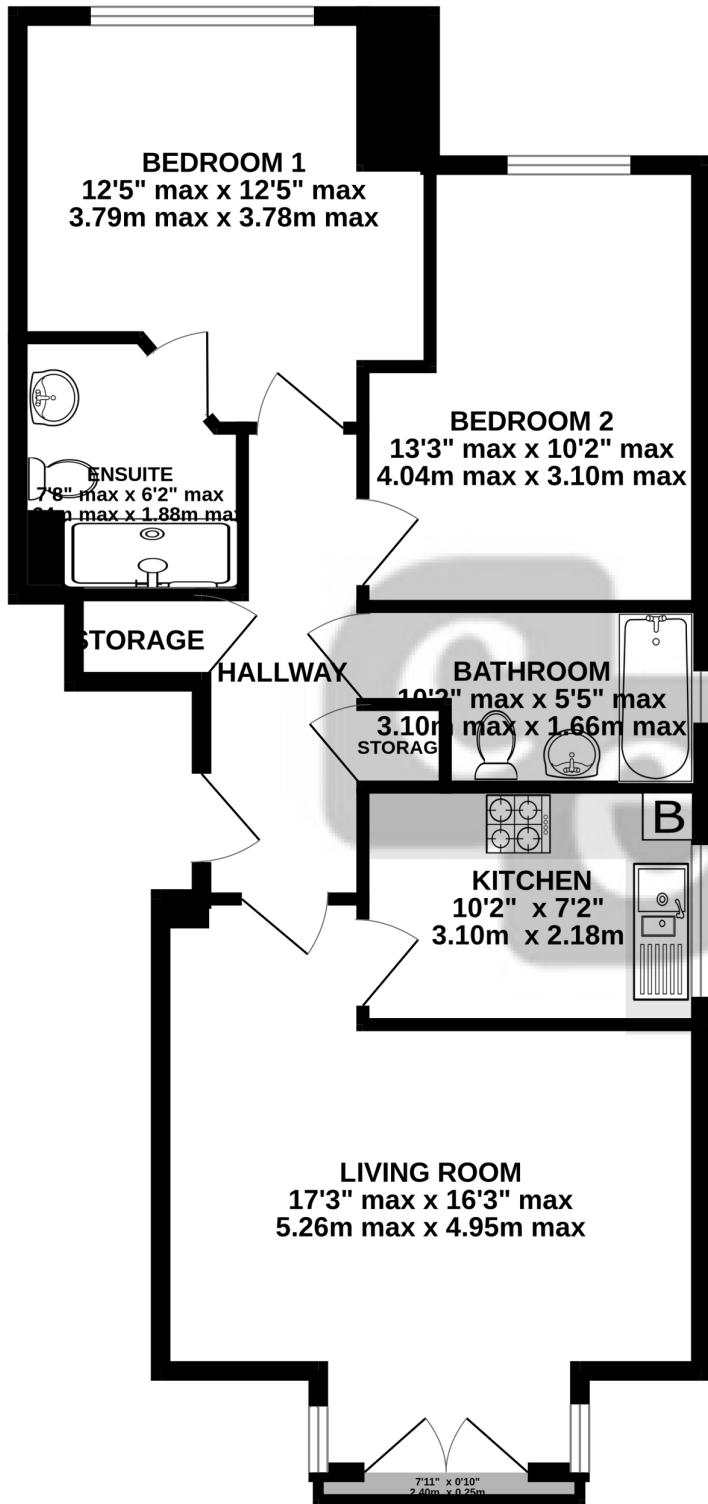
### Communal Residents Parking

### Communal Grounds



**DISCLAIMER:** 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

FIRST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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 items 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 to their operability or efficiency can be given.

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