









# 12 Pavilion Lodge, Lower Road, Harrow, HA2 0DZ

## £1,945 Per Month

Luxurious and Spacious 2-Bedroom, 2-Bathroom Flat with Balcony and Parking in Prime Harrow Location

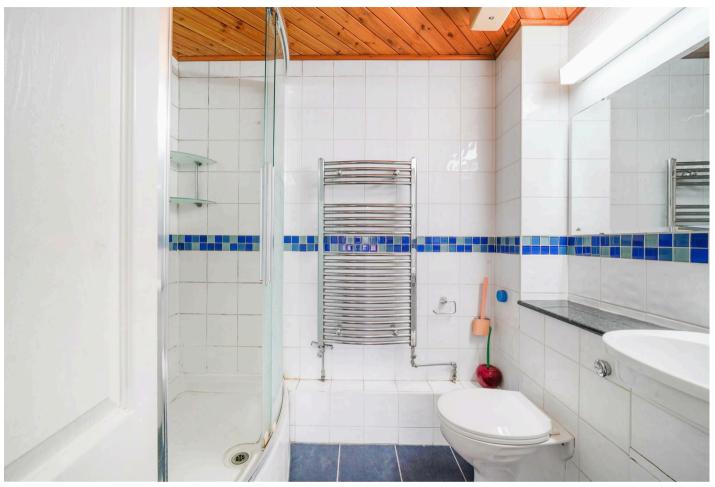
This newly decorated, exceptionally spacious second-floor flat offers the perfect blend of modern living and comfort. With an impressive 1,200 sq. ft. of living space, this fully furnished property boasts two generously sized double bedrooms, making it ideal for those seeking both space and style. The master bedroom features a sleek en-suite shower room for added privacy and convenience, while the second bathroom provides a full-sized bath for relaxing evenings.

The flat's layout includes a bright and inviting lounge area, which opens onto a private balcony, perfect for unwinding or enjoying a morning coffee with pleasant views. The contemporary kitchen is fully equipped with high-quality appliances and seamlessly integrates with the dining area, providing an excellent space for entertaining guests or family dining. In addition to the two bathrooms, there is a separate W/C, adding to the practical features of the home.

One of the many highlights of this property is the convenience it offers. With lift access directly to the second floor, it is perfectly suited for residents who value ease and accessibility. The allocated car parking space is a valuable asset, ensuring secure parking in this sought-after development.

Situated at the foot of Harrow on the Hill, this property enjoys a prime location with easy access to both South Harrow and Harrow on the Hill stations. The vibrant local area is well-served by transport links, making commuting effortless, and is surrounded by a range of shops, cafés, and other amenities.

This exquisite flat is perfect for professionals or families looking for a refined living experience in a desirable and convenient location.





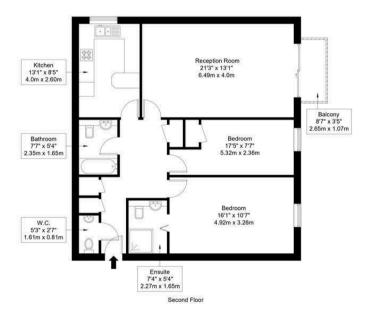


### Floor Plans

## Lower Road, HA2 0DZ

Approx Gross Internal Area = 90.25 sq m / 971 sq ft Balcony = 2.84 sq m / 31 sq ft Total = 93.09 sq m / 1002 sq ft



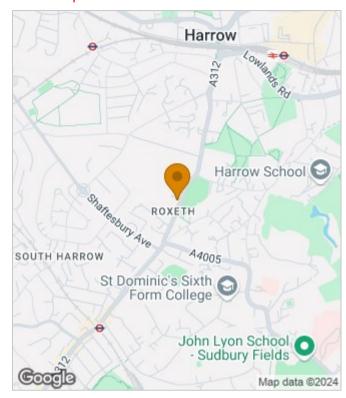


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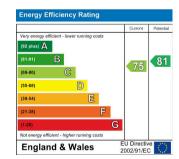
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

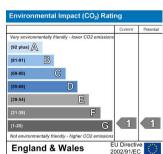
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#### Area Map



### **Energy Performance Graph**





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