

# Lower Road

Harrow • • HA2 0DH  
Asking Price: £425,000



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# Lower Road

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This delightful two bedroom home is situated footsteps away from Harrow on the Hill and provides easy access to local amenities and transport links. The accommodation briefly comprises of stairs to the first floor, a reception room, a fitted kitchen/ dining room and a w/c. Following up to the second floor are two double bedrooms both enjoying built-in wardrobes and a three piece bathroom. Externally, there is off street parking for one vehicle and shared visitor parking.

Gated Access

Two Double Bedrooms

Reception Room

Off Street Parking

Split Level maisonette

Fitted Kitchen

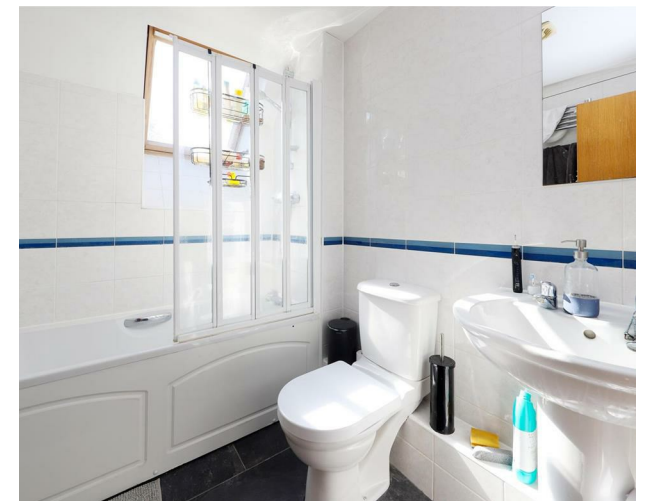
One Bathroom

Guest Toilet Room

Close To South Harrow and Harrow On The Hill

888 sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

Boasting charming kerb appeal and just minutes away from South Harrow, this two double bedroom split-level maisonette is located at the foot of Harrow on the Hill and the conservation areas, with its cafes and shops only a short walk away.

### Outside

Externally there is private off street parking and visitor parking spaces.

### Location

Boasting charming kerb appeal and just minutes away from South Harrow, this two double bedroom split-level maisonette is located at the foot of Harrow on the Hill and the conservation areas. Lower Road is located close to South Harrow underground station and high street which enjoys a vast array of eateries, local shops including a large Waitrose and transport links including the Piccadilly line which provides a frequent service into the heart of London. Nearby are The John Lyon School, Whitmore High School and Harrow on the Hill station is a 6 min bus ride away.





### Schools:

John Lyon 0.2 miles  
Whitmore High School 0.4 miles  
Grange Primary School 0.7 miles



### Train:

Harrow on the hill Station 0.9 miles  
South Harrow Station 0.5 miles  
Sudbury Hill station 1.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

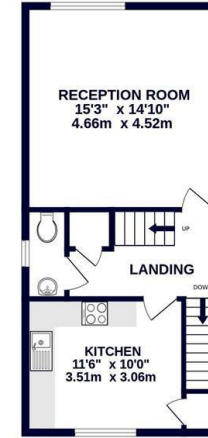
(Distances are straight line measurements from centre of postcode)



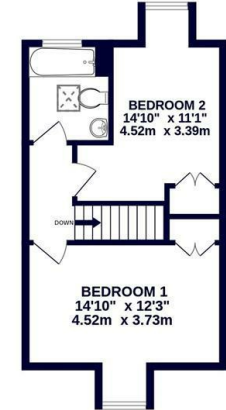
GROUND FLOOR  
35 sq ft. (3.2 sq m.) approx.



1ST FLOOR  
474 sq ft. (44.1 sq m.) approx.



2ND FLOOR  
379 sq ft. (35.2 sq m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	75	79
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.