



THE ESTATE COMPANY



Harrow Lodge, St Johns Wood, NW8 8HR

£799,950

- Two Bedrooms
- Fourth Floor
- Lift
- Communal Heating & Hot Water
- Bathroom & Guest Cloakroom
- 814 Sq Ft
- Porter
- Warwick Avenue Tube Close By
- Excellent Location - Walking Distance into Little Venice

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

enquiries@theestatecompany.com

Flat 24 Harrow Lodge, St Johns Wood NW8 8HR

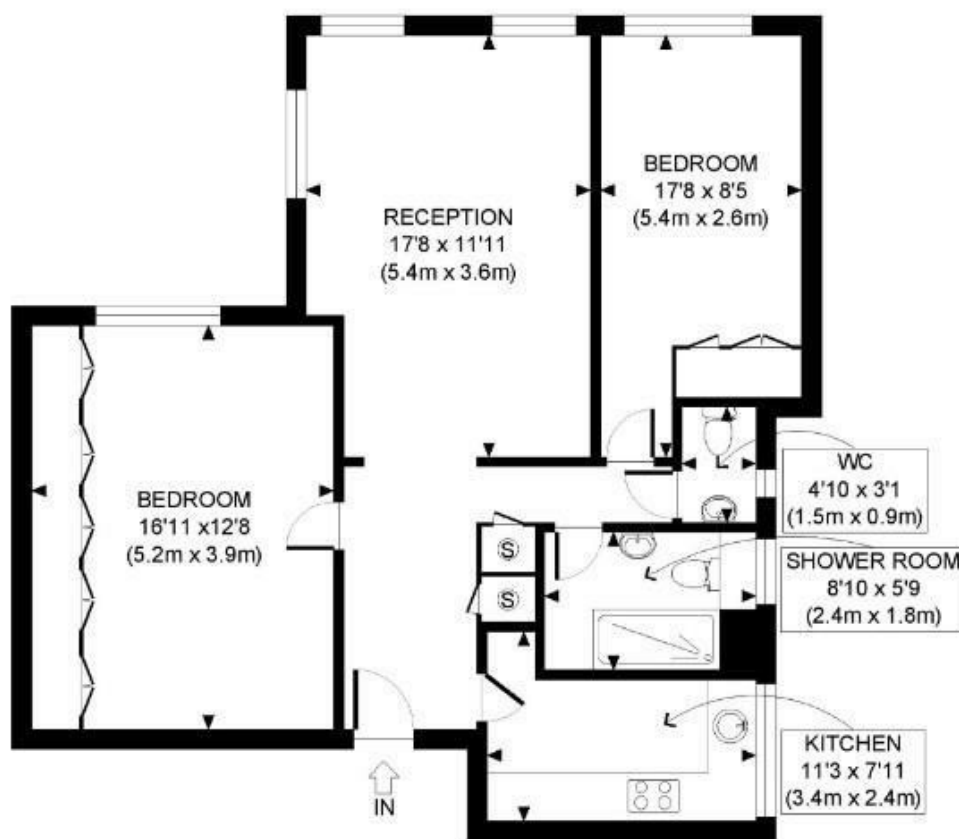
An elegant, bright and spacious two bedroom (814 Sq Ft), fourth floor apartment, situated in this popular purpose built block, benefiting from portage, a lift and communal heating and hot water.

Harrow Lodge is located within moments of the cafes and restaurants of Little Venice, as well Warwick Avenue underground station (Bakerloo Line).



Council Tax Band:





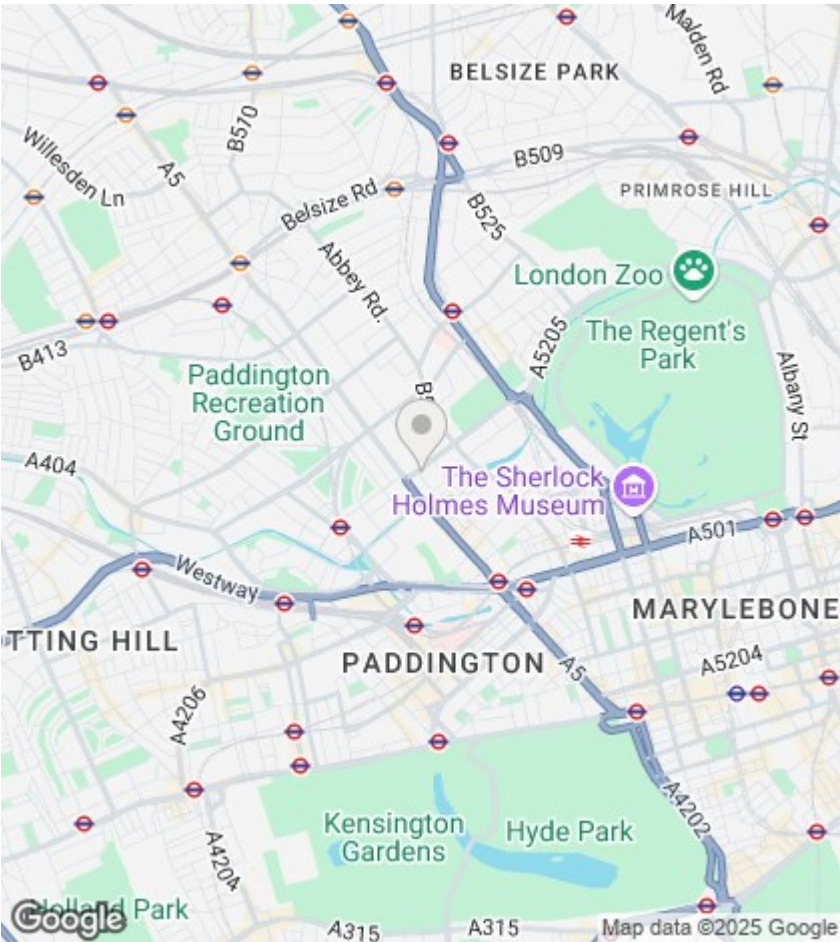
FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 814 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 814 SQ FT/ 76 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC