Andrew Pearce
PINNER

**NORTH END LODGE, ELM PARK ROAD, HA5 3LA** **£415,000**

## Two Bedroom Apartment

Nestled in the highly sought-after North End Lodge in Pinner, this charming two-bedroom property. Set within a well-maintained building of just six flats, the property enjoys a peaceful, neighbourly atmosphere.

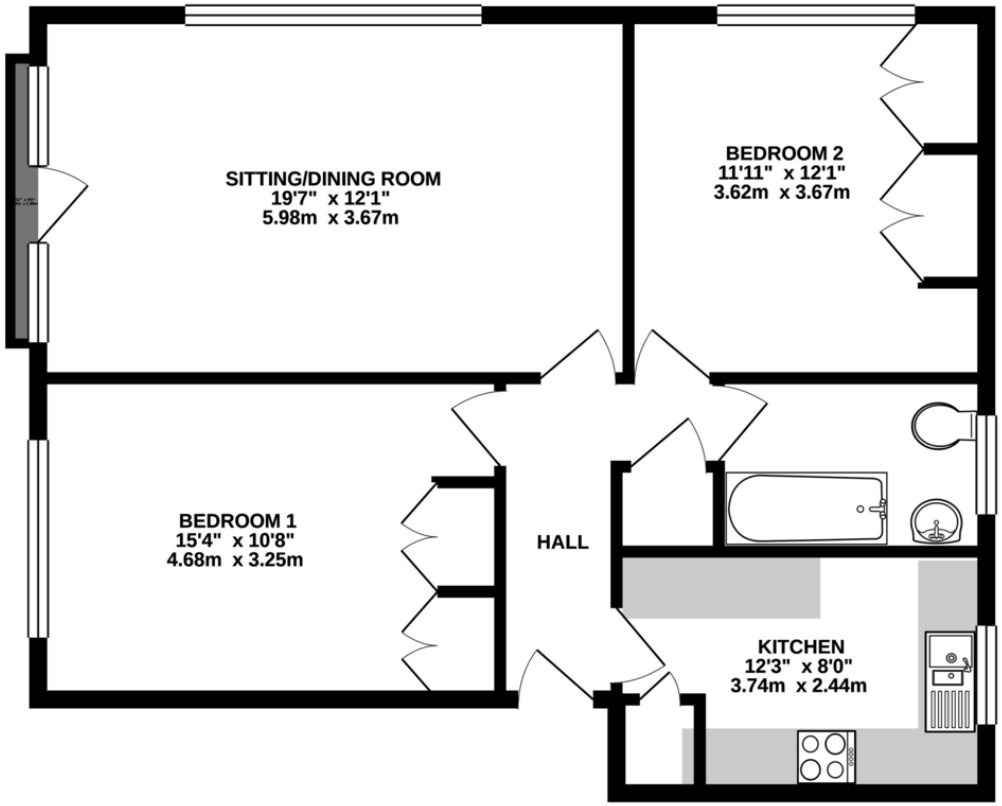
The apartment features two well-proportioned bedrooms, thoughtfully designed with built-in wardrobes to maximise storage while preserving space and flow. The master bedroom is a peaceful retreat with ample room for a double bed and additional furnishings, while the second bedroom offers versatility as a guest room, home office, or hobby space. A standout feature of the home is the sleek, contemporary bathroom, complete with high-quality fixtures and fittings that provide both practicality and style.
The generously sized reception room is perfect for hosting friends and family or simply enjoying a quiet evening at home. Flooded with natural light, it also benefits from a Juliette balcony.

Perfectly located, the property is just an 8-minute walk to Pinner Station, offering direct access to Central London via the Metropolitan line. It falls within the catchment area for the highly regarded West Lodge Primary School and is just a 1-minute walk to both a fully equipped gym and a local supermarket, adding even more ease to daily life.

Additional highlights include an allocated car parking space, providing convenience. The apartment is offered with a share of freehold, a long 230+ year lease, and low ongoing costs, with a service charge of just £100 per month and no ground rent

Local Authority – London Borough of Harrow
EPC – C
Council Tax Band – D

SECOND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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