



Penair Lodge South Hill Avenue  
Harrow on the Hill, HA1 3NT

£419,950





## Penair Lodge South Hill Avenue

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We are delighted to offer for sale this well presented, bright & spacious 2 double bedroom second floor flat well set in this select development at the top of the sought after South Hill Avenue. This charming home boasts generous living accommodation with a private balcony to the rear over looking the communal landscaped gardens with woodland and Orley Farm playing fields beyond.

The property offers a mix of wood & tile flooring, a well appointed kitchen with a range of integrated appliances, bathroom with bath & shower unit, double glazing & gas central heating. Garage to the rear, long 995 year lease plus SHARE OF FREEHOLD. The property is offered in good decorative order through out.

The area is particularly well served for outstanding schooling; the highly regarded ORLEY FARM Preparatory school is within easy walking distance & John Lyon, St Dominic's Sixth Form College and the renowned Harrow School are all close at hand.

Sudbury Hill Piccadilly & National Rail Stations & South Harrow's Piccadilly Line Station is within easy walking distance.

Harrow on The Hill is one of London's 'hidden gems', an exclusive residential area with many green spaces and all the attractions of village life with its historic High Street, array of period buildings, coffee shops, bars and restaurants.

Contact the owners sole agents for further information or to arrange an appointment to view.







Communal Front Door with Entry phone

Stairs to 2nd Floor

Own Front Door

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Landscaped Communal Gardens

Garage in Block

Additional Information

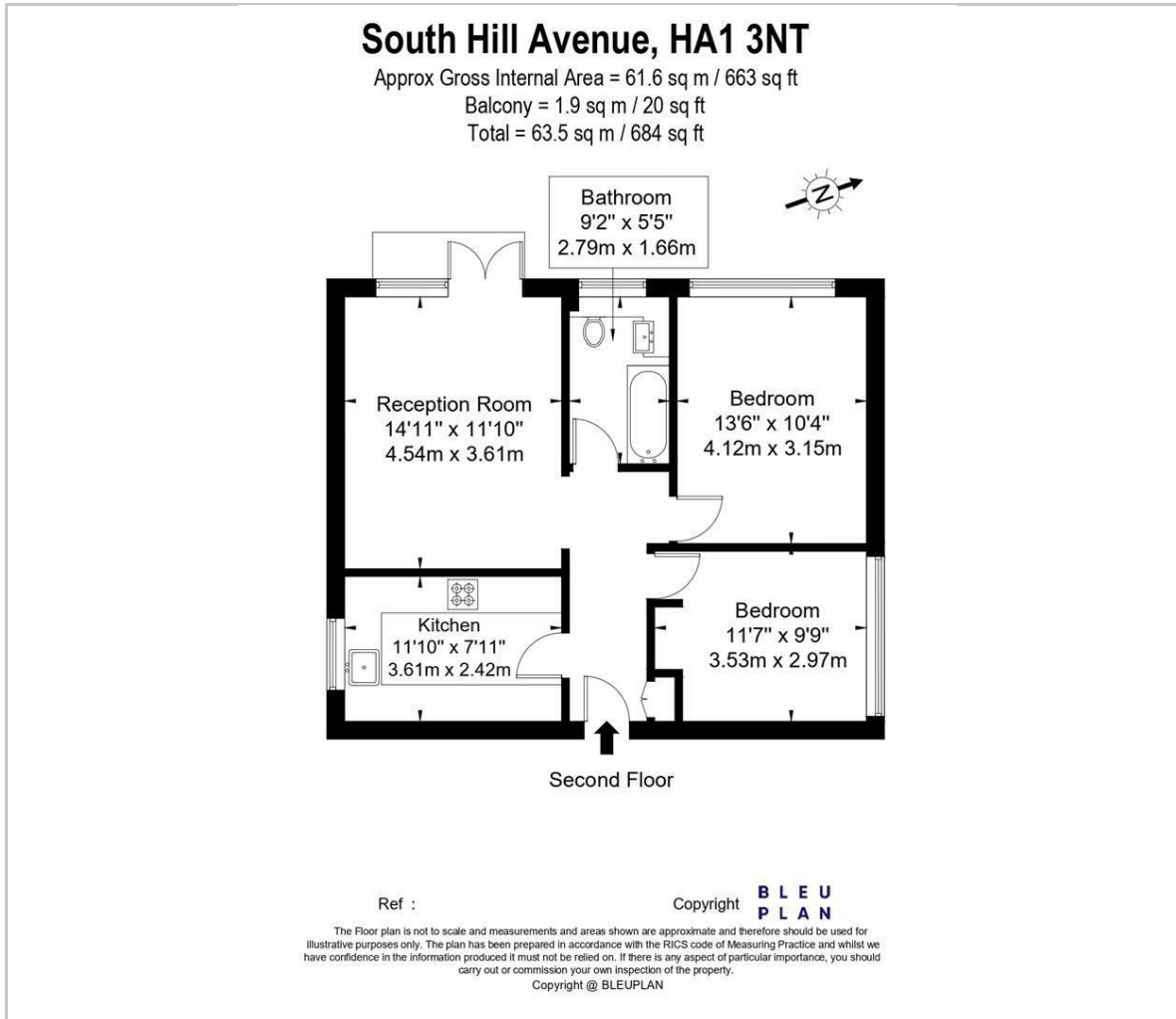
Share of Freehold

995 Year Lease

Service Charge £1500 pa (2023)

Council Tax Band D

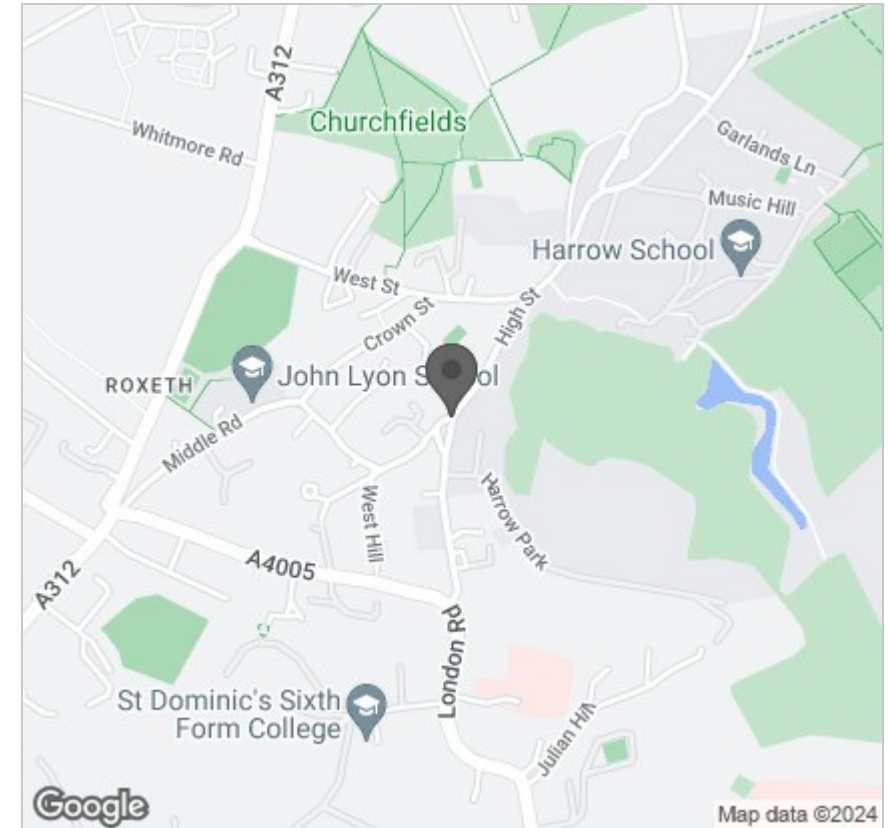
## Floor Plan



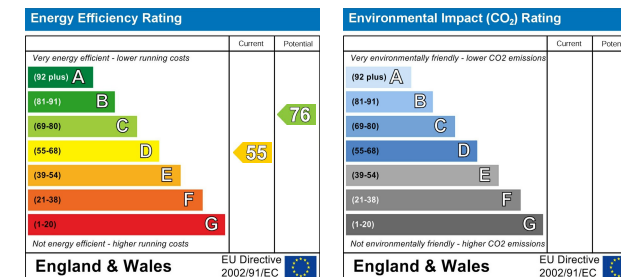
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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