MAjOR

ESTATE & LETTINGS AGENTS

Lodgehill Park Close, South Harrow, HA2



FOR SALE £215,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Major Estates are delighted to offer for sale this well-presented top floor one-bedroom flat located in the heart of South Harrow.

This well-maintained property offers a spacious living area, a modern fitted kitchen, a comfortable double bedroom, and a contemporary bathroom. The flat benefits from ample natural light, double glazing, and a long lease, ideal for **first-time buyers** or **buy-to-let investors**

Conveniently situated close to **South Harrow Underground Station (Piccadilly Line)**, local shops, supermarkets, and excellent transport links, making it perfect for commuters.

For investors, the property offers an excellent **rental potential of approximately £1,300 per month**, providing an attractive return.

Additional benefits include:

- **Long lease of around 150 years remaining**
- **Service charge: £1100.00 per annum**
- **Chain free sale**
- **Council tax band- C**

Don’t miss out on this fantastic opportunity—early viewing is highly recommended!









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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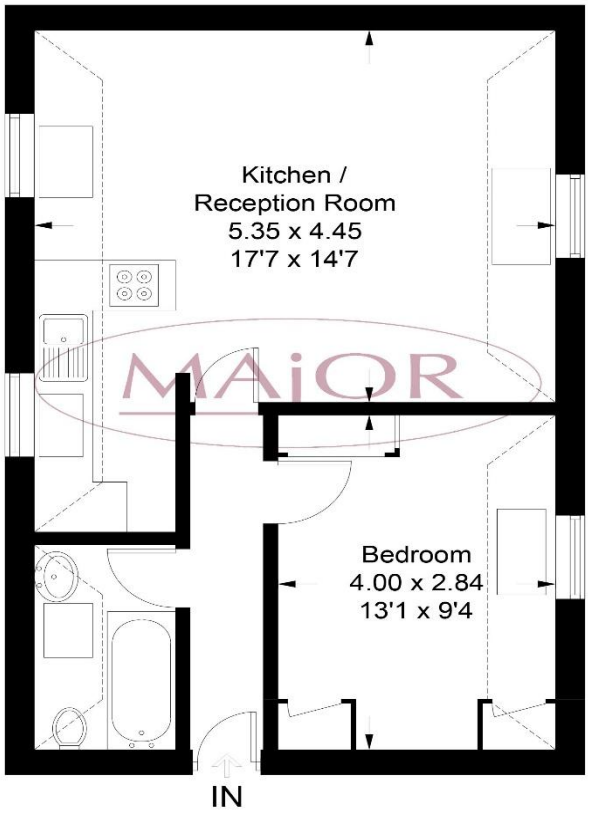
Floor Plan

= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 46.1 sq m / 496 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253399)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.