



## A PRESENTABLE GROUND FLOOR TWO BEDROOM APARTMENT

Skillen Lodge, Uxbridge Road, Pinner, HA5 3PR

**ROBSONS**

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**GROUND FLOOR • TWO BEDROOMS •  
LIVING/DINING ROOM • KITCHEN • FAMILY  
BATHROOM • PATIO AREA • COMMUNAL  
GARDENS • RESIDENTS PARKING**

### Description

This two bedroom ground floor apartment is situated in a convenient location, close to Pinner and Hatch End amenities.

The apartment is set on the ground floor and offers comfortable, well-proportioned accommodation throughout. The property comprises a bright and spacious living/dining room with doors leading out to a private patio area. The accommodation further includes a fitted kitchen, two bedrooms and a family bathroom.

Externally, the property benefits from residents off-street parking and access to well-maintained communal gardens.





Skillen Lodge is located just off the Uxbridge Road which provides easy access to both Pinner and Hatch End's amenities which offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner underground station and the Overground at Hatch End rail station, both lines providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Leasehold: 91 years remaining (125 years from March 1993).

Ground rent £270 per year.

Service charge £1,980 per year

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

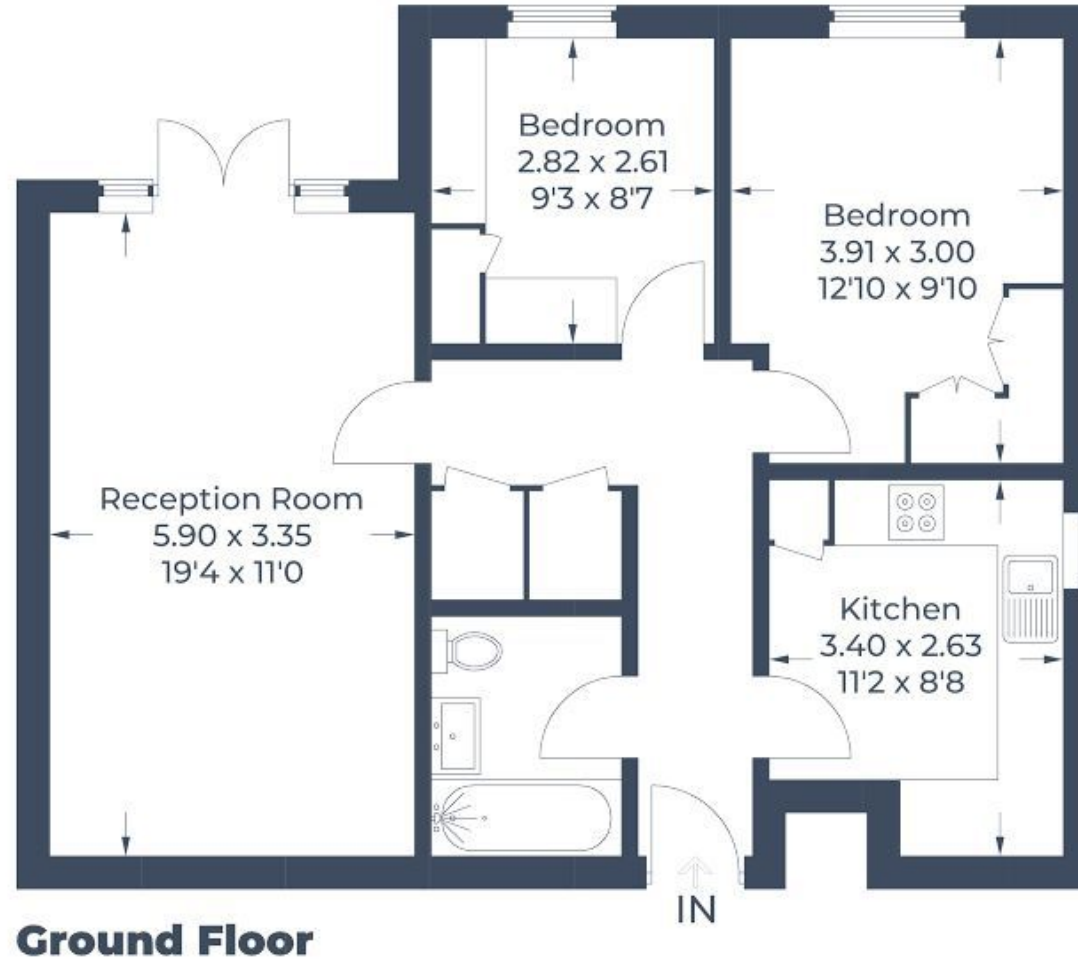


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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