



## Orla Lodge, High Mead, Harrow

**£460,000 Leasehold**

**This two bedroom, two bathroom luxury apartment is located on the fifth floor of this fabulous development situated within the heart of Harrow's vibrant town centre. Benefitting from a huge private terrace and no upper chain, the flat is to be sold in immaculate condition. It features a superb kitchen which has contemporary styled units with matching worktops and features a full range of built in appliances, whilst the bathrooms are luxuriously fitted with white suites and chrome bathroom furniture.**

**To be sold with a long lease and the balance of a 10 year ICW Residential Warranty, this fabulous apartment is located within a few minutes walk of the Metropolitan and Chiltern Line train station at Harrow on the Hill, which provides quick and easy access into London.**

**Harrow's town centre has excellent shopping, leisure, transport and dining facilities, including a multi screen cinema.**

**EPC Rating: B  
Council Tax Band: TBC**

**• Newly Built Apartment • Open-Plan Kitchen / Dining Area • Lounge Area • Two Bedrooms • Master Bedroom With En-Suite • Family Bathroom • Long Lease • Lift Access • Huge Private Terrace • Town Centre Location**



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### **FURTHER DETAILS**

The flat is located on the fifth floor, which can be accessed by way of a lift and stairs. Internally there is an entrance hall, open-plan kitchen / diner, lounge area, two bedrooms; the master of which has an en-suite shower-room and a family bathroom.

### **LOCATION**

Situated on Station Road in Harrow, the property is within walking distance of Harrow & Wealdstone's Bakerloo and London Overground train station and Harrow-on-the-Hill's Metropolitan and Chiltern Line train station. In addition, excellent shopping and dining facilities can be found nearby, in and around St. George's and St. Ann's shopping centres, as well as several gyms and a multi screen cinema.

### **LEASE/SERVICE CHARGE**

The lease is 250 years (less three days) beginning on and including 1st January 2024. The service charge is £2.98 per square foot, which is approximately £2,050.95 PA. There is no ground rent.

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).



