



## A THREE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT

Calver Lodge, Frithwood Avenue, Northwood, Middlesex, HA6 3LY

**ROBSONS**



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Middlesex, HA6 3LY

**GROUND FLOOR • THREE BEDROOMS • TWO  
BATHROOMS • KITCHEN/DINING ROOM •  
LIVING ROOM WITH ACCESS TO PRIVATE  
PATIO AREA • ALLOCATED PARKING SPACE •  
COMMUNAL GROUNDS • MODERN AND  
SPACIOUS**

### Description

A light and spacious three bedroom, two bathroom modern ground floor apartment in the rarely available Calver Lodge is offered to the market.

The accommodation briefly comprises of an entrance porch and hallway, a spacious reception room with double doors leading to a private patio area and the communal grounds beyond. There is a modern fully fitted kitchen with granite worktops and a luxury family bathroom. There are three bedrooms, two with fitted wardrobes and an en suite to the master bedroom. Off the main hallway are two large storage areas including an airing cupboard. The property is set in private communal gardens, with one allocated parking space, two visitor spaces and shared storage.







Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### **Additional Information**

Tenure: Leasehold

Lease Length: 125 years from 1 January 2008

Ground Rent: £450 pa

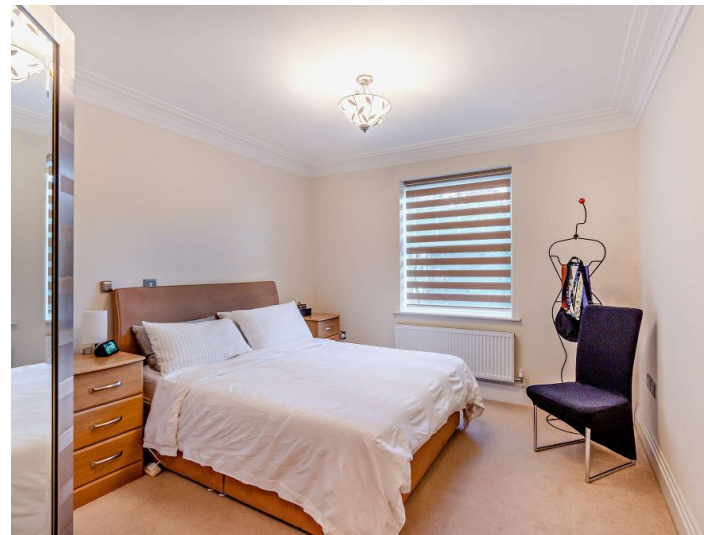
Service Charge: £2,761

Council: London Borough of Hillingdon

Council Tax Band: F

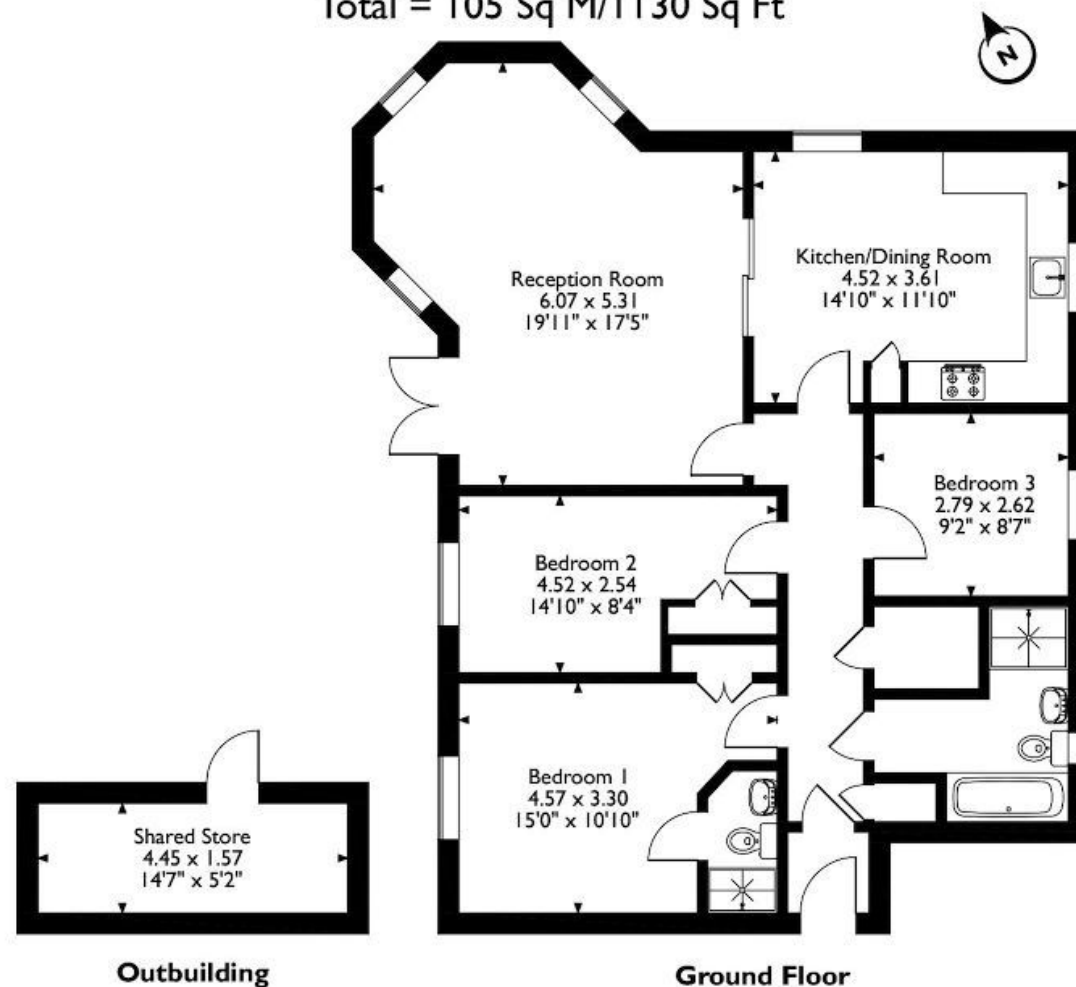
Energy Efficiency Rating Band: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.





25, Frithwood Avenue, Northwood  
Approximate Gross Internal Area  
Main House = 98 Sq M/1055 Sq Ft  
Outbuilding = 7 Sq M/75 Sq Ft  
Total = 105 Sq M/1130 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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