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**ROBERTSON  
PHILLIPS**

Est. 1991



**Pinner Road, Harrow**

**£2,800 P.C.M**

**Key Features include:**

- Four Bedrooms
- Downstairs Shower Room
- Mid Terraced
- Extended
- Rear Garden
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Unfurnished

# Property Overview:

Within a short walk to North Harrow shops and Metropolitan line station, this deceptively spacious, extended and ultra contemporary **FOUR BEDROOM, TWO BATHROOM** mid terraced home boasts stunning interiors. **UNFURNISHED**

## Accommodation:

### Porch

Window to side, two windows to front, two windows to rear, door to:

### Entrance Hall

Under stair storage, laminate flooring and large double wardrobe.

### Lounge Area 14' 5" x 11' 6" (4.39m x 3.50m)

Bay window to front, nets, curtains and laminate flooring. Open plan to:

### Dining Area 14' 8" x 9' 4" (4.47m x 2.84m)

Laminate flooring, sliding door to Kitchen/Breakfast Room, open plan to:-

### Office Area 9' 1" x 8' 8" (2.77m x 2.64m)

Laminate flooring, door to:-

### Shower Room

Suite includes double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, mirror and shaver point, low-level flush WC tiled surround and heated towel rail.

### Kitchen/Breakfast Room 17' 4" x 11' 3" (5.28m x 3.43m)

Matching range of base and eye level units with granite worktop space over, stainless steel sink with mixer tap, american style fridge/freezer, dishwasher, eye level electric fan assisted oven, built-in four ring induction hob with extractor hood, microwave, two skylights, window to rear, ceramic tiled flooring and sliding door to rear garden.

### Utility Cupboard 2' 2" x 2' 0" (0.66m x 0.61m)

External cupboard housing Washing machine.

### Landing

Fitted carpet and stairs to second floor.

### Bedroom 2 13' 7" x 9' 8" (4.14m x 2.94m)

Window to rear, curtains, range of fitted wardrobes and fitted carpet.

### Bedroom 3 14' 3" x 11' 1" (4.34m x 3.38m)

Bay window to front, curtains, fitted carpet and range of fitted wardrobes.

### Bedroom 4 8' 9" x 6' 2" (2.66m x 1.88m)

Window to front, double wardrobe and fitted carpet.

### Bathroom

Four piece suite with deep panelled bath including shower attachment, wall hung vanity wash hand basin with drawers under, mixer tap, tiled surround, mirror, double shower enclosure with rain drop shower head, hand held shower attachment, low-level flush WC, window to rear and heated towel rail.

### Landing

Window to rear, fitted carpet and door to:-

### Master Bedroom 17' 4" x 12' 5" (5.28m x 3.78m)

Window to rear, curtains, range of fitted wardrobes, fitted carpet and storage cupboard housing hot water cylinder.

### Outside

Off street parking to front for two cars and rear garden with decked patio area, lawn and storage shed.

**Council Tax Band: D EPC Rating: D**





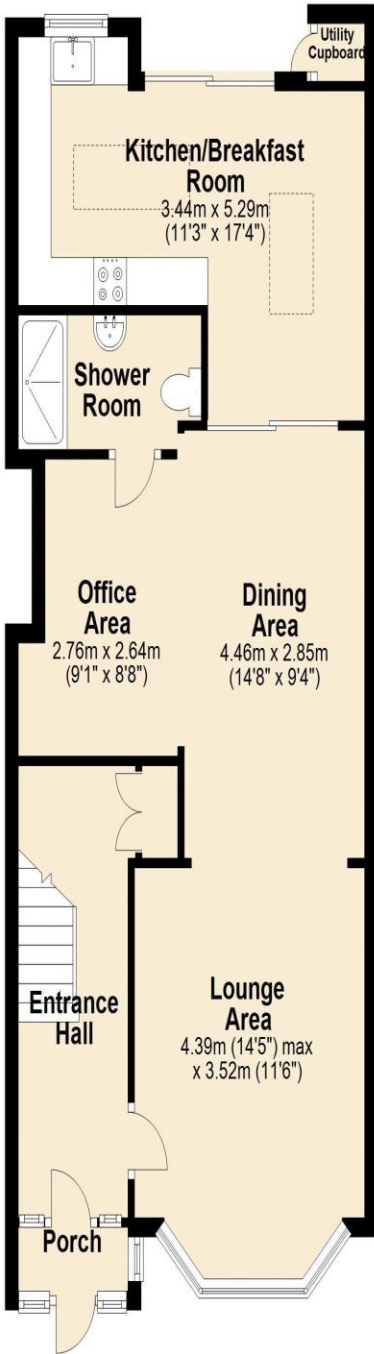


To arrange a viewing call:  
**020 8421 4847**

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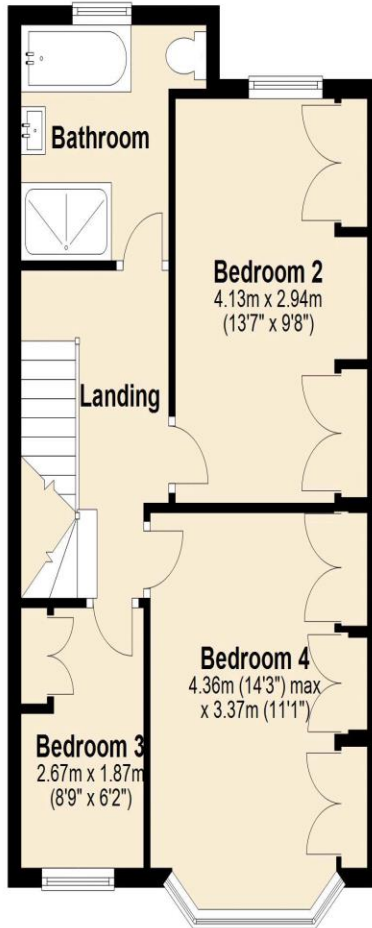
## Ground Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



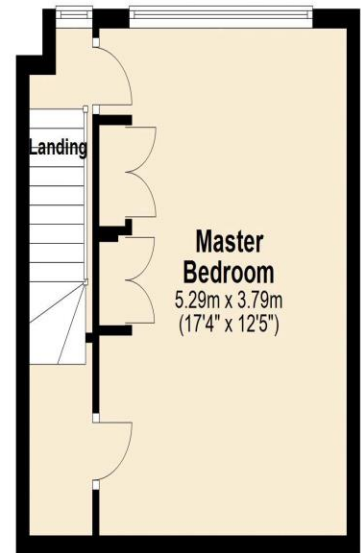
## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



## Second Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 134.6 sq. metres (1448.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		87	86
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**DISCLAIMER:** Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**