

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

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**ROBERTSON
PHILLIPS**

Est. 1991



Pinner View, Harrow

£1,850 P.C.M

Key Features include:

- Three Bedrooms
- Second Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Single Garage
- First Come, First Serve Parking
- Unfurnished/Part Furnished

Property Overview:

This contemporary **THREE BEDROOM** second floor apartment boasts stylish interiors perfectly positioned within walking distance to Vaughan Primary School, West Harrow Station and Pinner Park Primary school ideal for a small family. **UNFURNISHED/PART FURNISHED**

Accommodation:

Entrance Hall

Laminate flooring, door to:-

Bedroom 3 8' 4" x 8' 0" (2.54m x 2.44m)

Window to rear, fitted wardrobe, blind, sink with cupboards beneath and laminate flooring.

Lounge/Dining Room 15' 10" x 15' 7" (4.82m x 4.75m)

Two windows to front, fitted carpet and curtains.

Kitchen/Breakfast Room 13' 0" x 8' 3" (3.96m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, under unit lighting, 1+1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, freestanding fridge/freezer, small breakfast bar, electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, blind and laminate flooring.

Inner Hallway

Storage cupboard housing washing machine and door to:-

Principle Bedroom 14' 9" x 10' 9" (4.49m x 3.27m)

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

Bedroom 2 13' 0" x 7' 7" (3.96m x 2.31m)

Window to rear, curtains, fitted wardrobe, desk and fitted carpet.

Bathroom

Fitted with three piece suite with deep panelled bath, vanity wash hand basin with cupboards under and mirror, shower with over, shower curtain and mixer tap and low-level WC, tiled surround, window to side, heated towel rail, vinyl flooring.

Outside

Single garage in nearby block and first come, first serve parking off street.

Council Tax Band: C EPC Rating: D



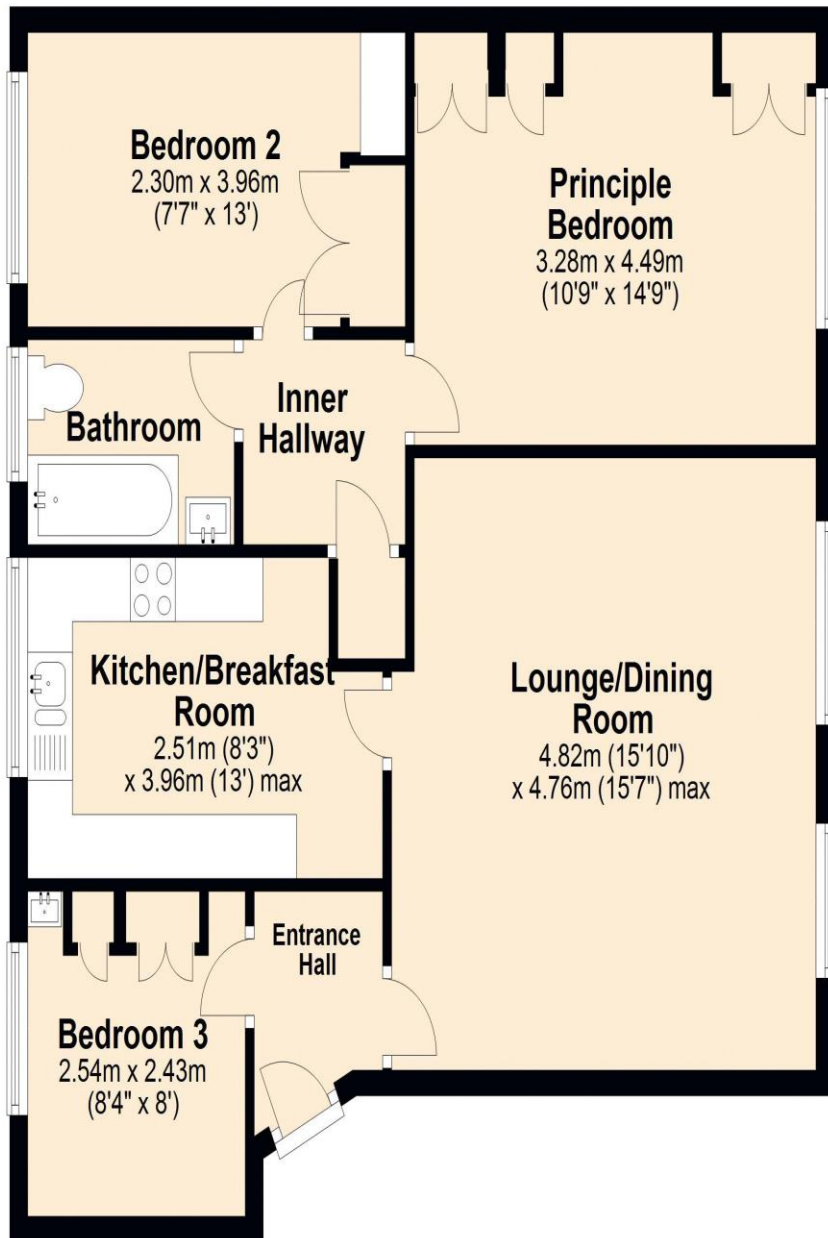


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 74.7 sq. metres (804.0 sq. feet)



Total area: approx. 74.7 sq. metres (804.0 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.