

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



St. Kildas Road, Harrow

£2,800 P.C.M

Key Features include:

- Four Double Bedrooms
- Two Bathrooms
- Mid Terraced
- Gas Central Heating
- Double Glazing
- Modern Throughout
- Rear Garden
- Furnished

Property Overview:

This deceptively spacious and ultra contemporary **FOUR DOUBLE BEDROOM, TWO BATHROOM** mid terraced house is situated in the heart of Harrow within walking distance to St George's shopping Centre along with Harrow on the Hill Metropolitan/Piccadilly line station allowing swift access into Central London. **FURNISHED**

Accommodation:

Entrance Hall

Porcelain tiled flooring, open plan to Dining Room, door to:-

Living Room 13' 7" x 10' 1" (4.14m x 3.07m)

Bay window to front, curtains, bamboo laminate flooring, 2 x two seater leather sofas, coffee table, TV cabinet and small glass table.

Dining Room 13' 5" x 11' 2" (4.09m x 3.40m)

Window to rear, bamboo laminate flooring, stairs and dining table with four chairs.

Downstairs WC

Window, Low level flush WC and small wash hand basin.

Kitchen/Breakfast Room 22' 3" x 13' 9" (6.78m x 4.19m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, fridge/freezer, combined washer/dryer, electric fan assisted oven, four ring gas hob with extractor hood over, microwave, window to side, window to rear, Porcelain tiled flooring, door to small courtyard area and patio door to garden..

Landing

Stairs, door to:

Bedroom 2 16' 7" x 13' 6" (5.05m x 4.11m)

Bay window to front, curtains, carpet, super king bed with mattress, bedside table, two double wardrobes and chest of drawers.

Bedroom 3 11' 1" x 10' 9" (3.38m x 3.27m)

Window to rear, fitted carpet, blind, double bed, mattress, bedside table and wardrobes.

Bedroom 4 12' 0" x 9' 8" (3.65m x 2.94m)

Window to rear, fitted carpet, curtains, bedside table, drawers and wardrobe.

Bathroom

Modern suite including bath with shower over, screen, heated towel rail, low level flush WC, vanity wash hand basin with cupboards under, mirrored cabinet over, window to side and tiled floor.

Principle Bedroom 18' 8" x 15' 6" (5.69m x 4.72m)

Two skylights, window to rear, range of wardrobes, laminate flooring, double bed, mattress, bedside table, eves storage and door to: -

En-suite Shower Room

Modern suite including double walk in shower, low level flush WC, vanity wall hung wash hand basin with drawers under, mirror above, window to side and heated towel rail.

Outside

Permit parking to front and attractive rear garden with patio, grass area and shed.

Council Tax Band: D EPC Rating: D

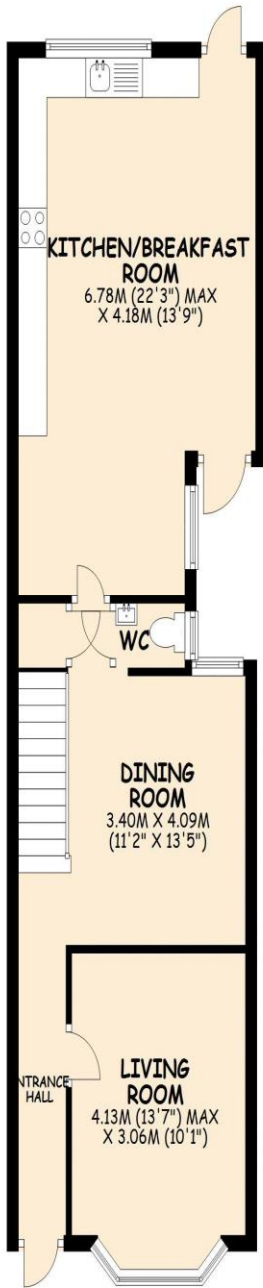




To arrange a viewing call:
020 8421 4847

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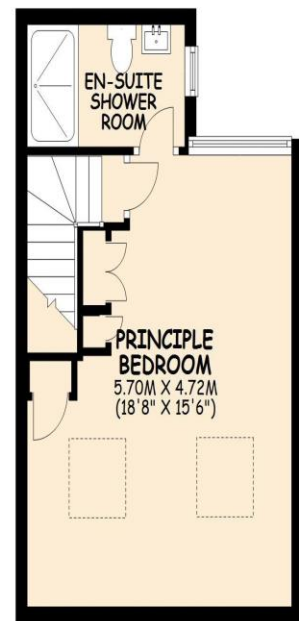
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA: APPROX. 139.9 SQ. METRES (1506.0 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	57	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.