

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Headstone Gardens, Harrow

£1,595 P.C.M

Key Features include:

- Two Bedrooms
- First Floor Maisonette
- Gas Central Heating
- Double Glazing
- Newly Painted
- Wood Laminate Flooring Throughout
- Unfurnished

Property Overview:

SIX MONTH TENANCY ONLY...Equidistant from both Harrow on the Hill and North Harrow stations, this freshly painted, modern TWO BEDROOM first floor maisonette offers convenient access to local amenities and transport links. UNFURNISHED

Accommodation:

Entrance Hall

Stairs Leading to:-

Landing

Wood laminate floor.

Lounge/Diner 10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed box window to front, double radiator, laminate flooring.

Kitchen 6' 2" x 6' 0" (1.88m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, extractor fan, boiler serving heating system and domestic hot water, space for fridge/freezer and washing machine, built-in electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over and tiled flooring.

Master Bedroom 13' 0" x 9' 10" (3.96m x 2.99m)

Double glazed window to rear, double panel radiator and laminate flooring.

Bedroom 2 9' 5" x 8' 0" (2.87m x 2.44m)

Double glazed window to rear, double panel radiator and laminate flooring.

Bathroom

Double Glazed Window to rear and fully tiled. Three piece bath suite including bath with shower attachment, screen, wash hand basin, mirror over, low level flush WC and heated towel rail.

Council Tax Band: C EPC Rating: D





To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS



GROUND FLOOR
APPROX. FLOOR
AREA 49 SQ.FT.
(4.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)

HEADSTONE GARDENS, NORTH HARROW, HA2 6PW
TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(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.