

ROBERTSON PHILLIPS
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Lettings and Property Management

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**ROBERTSON
PHILLIPS**

Est. 1991



Argyle Road, Harrow

£2,300 P.C.M

Key Features include:

- Three Bedrooms
- Semi Detached
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Front/Rear Gardens
- Unfurnished

Property Overview:

Nestled in a prime location, this well presented **THREE BEDROOM** home offers a blend of comfort and convenience, Ideal for families, this property is just a short stroll from North Harrow Metropolitan line station, providing excellent transport links and easy access to local amenities. **UNFURNISHED**

Accommodation:

Entrance hall

Living Room 13' 8" x 13' 0" (4.16m x 3.96m)

Wood laminate floor, curtains and nets.

Dining Room 13' 5" x 9' 10" (4.09m x 2.99m)

Wood laminate floor, double doors to rear garden and curtains.

Kitchen 12' 1" x 8' 4" (3.68m x 2.54m)

Range of wall and base level units with electric hob, fan assisted oven with grill beneath, washing machine, fridge/freezer and door leading to rear garden.

Landing

Carpet

Bedroom One 13' 8" x 12' 0" (4.16m x 3.65m)

Carpet and curtains.

Bedroom Two 13' 3" x 10' 9" (4.04m x 3.27m)

Carpet, curtains and range of fitted wardrobe.

Bedroom Three 8' 4" x 6' 11" (2.54m x 2.11m)

Carpet and curtains.

Bathroom

Modern suite including sink basin and bath with shower attachment above.

Separate WC

Low level flush WC.

Outside

Off street parking to front and attractive rear garden with shed.

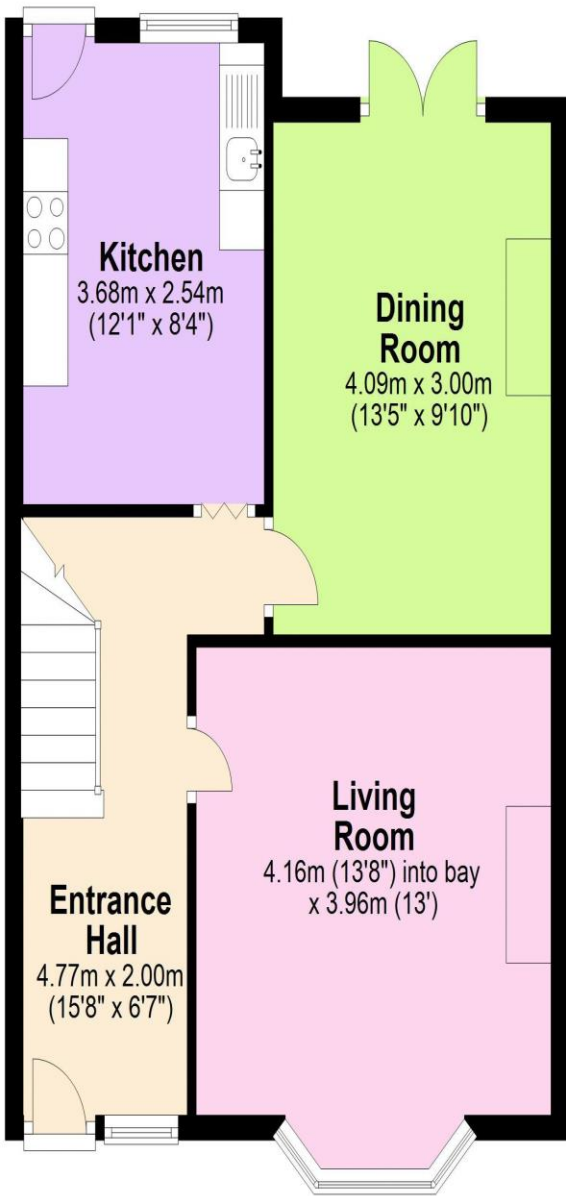
Council Tax Band: E EPC Rating: D





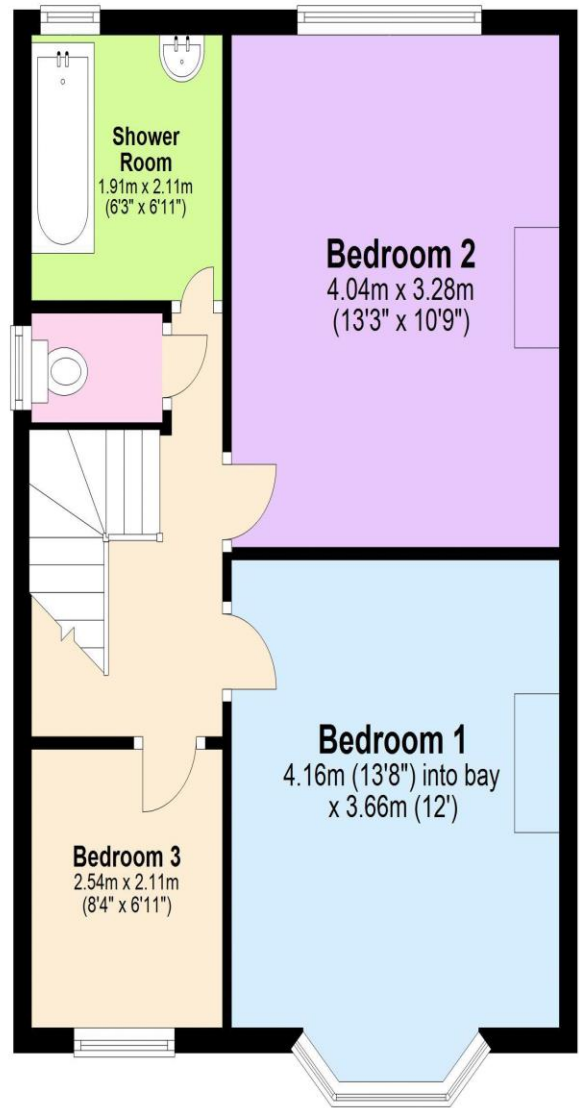
To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)

Total area: approx. 92.8 sq. metres (999.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.