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**ROBERTSON  
PHILLIPS**

Est. 1991



**Headstone Lane, Harrow**

**£1,800 P.C.M**

**Key Features include:**

- Two/Three Bedrooms
- End Of Terrace
- Gas Central Heating
- Double Glazing
- Courtyard
- Off Street Parking For One Car
- Part Furnished

# Property Overview:

Positioned next to Headstone recreation ground, this modern and versatile TWO/THREE bedroom end of terrace house benefits from a courtyard and is a short walk to Pinner Park Primary School and Headstone Lane overground station. PART FURNISHED

## Accommodation:

### **Kitchen/Breakfast Room 25' 1" x 11' 8" (7.64m x 3.55m)**

Fitted with a range of base and eye level units, worktop space over, stainless steel sink with single drainer, mixer tap, separate freezer, small fridge/freezer, washing machine, gas cooker with four gas rings, window to side, two windows to front and laminate flooring, stairs and door to:-

### **Shower Room**

Suite include shower cubicle with electric shower, wash hand basin with mirrored cabinet above and low level flush WC.

### **Living Room/Bedroom Three 12' 1" x 12' 0" (3.68m x 3.65m)**

Window to side, fitted carpet, blinds and window to rear.

### **Landing**

Fitted carpet, door to:-

### **Principle Bedroom 11' 9" x 10' 4" (3.58m x 3.15m)**

Window to front, fitted carpet, blind, double bed with mattress, two bedside tables, two freestanding wardrobes and chest of drawers.

### **Bedroom 2 8' 7" x 8' 0" (2.61m x 2.44m)**

Window to rear, blind, fitted carpet, double bed with mattress, chest of drawers and fitted wardrobe.

### **WC**

Window to side, low level flush WC and wash hand basin with cabinet above.

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



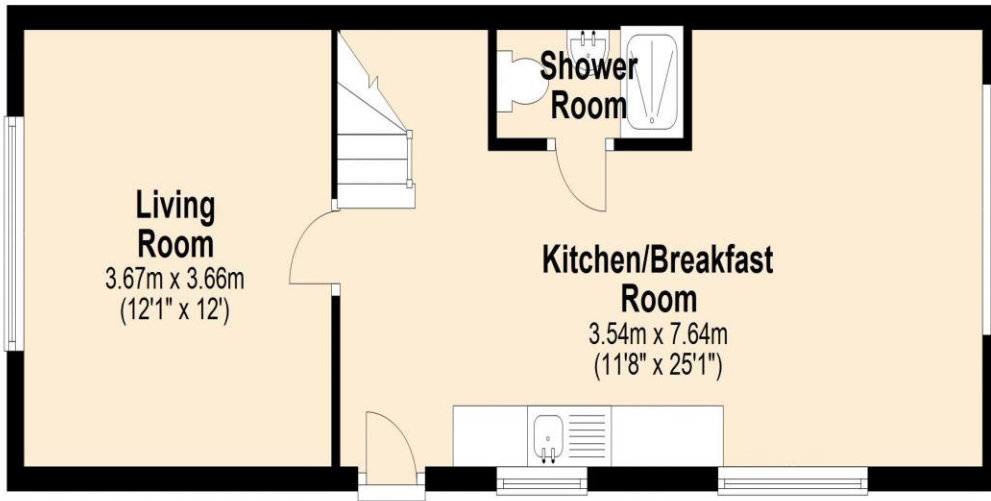


To arrange a viewing call:  
**020 8421 4847**

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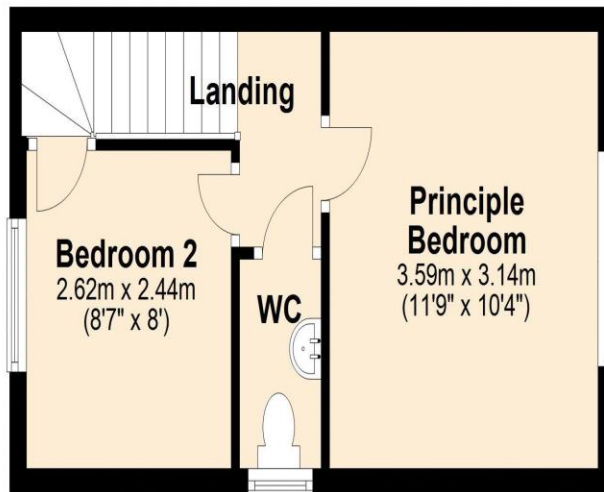
## Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



## First Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.epcau.com">www.epcau.com</a>			



**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.**