

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Station Road, North Harrow**

**£1,200 P.C.M**

**Key Features include:**

- One Double Bedroom
- Second Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Laminate Flooring
- Unfurnished

# Accommodation:

## Entrance Hall

Laminate flooring, door to:-

## Kitchen Area 3.85m (12'7") x 1.54m (5'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring gas hob, built-in microwave, extractor hood, laminate flooring, open plan to:-

## Lounge/Diner 4.19m (13'9") x 3.85m (12'7")

Two windows to front, laminate flooring and breakfast table with four stools.

## Bedroom 3.06m (10'1") x 2.62m (8'7")

Window to front, wardrobe and laminate flooring.

## Shower Room

Modern suite including shower enclosure, vanity wash hand basin with cupboards under, mixer tap, tiled surround, shaver point, wall mounted mirror with LED light, low-level WC and ceramic tiled flooring.

Council Tax Band: C    EPC Rating: D



## Location: Station Road is situated off Pinner Road



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
81	87	4	5

England & Wales    EPC Directive 2002/91/EC    England & Wales    EPC 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.