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ROBERTSON
PHILLIPS

Est. 1991



Merivale Road, Harrow

£1,295 P.C.M

Key Features include:

- One Bedroom
- First Floor
- Gas Central Heating
- Double Glazing
- Parking On Street
- Modern Interiors
- Unfurnished

Accommodation:

Entrance Hall

Storage cupboard, stairs leading to landing: -

Lounge 14' 11" x 11' 10" (4.55m x 3.61m)

Solid wood floor and blinds.

Modern Kitchen 9' 8" x 8' 4" (2.94m x 2.54m)

Modern fitted kitchen with a range of wall and low level units. Includes washing machine, tumble dryer, dishwasher, fridge/freezer, electric oven, extractor hood and gas hob.

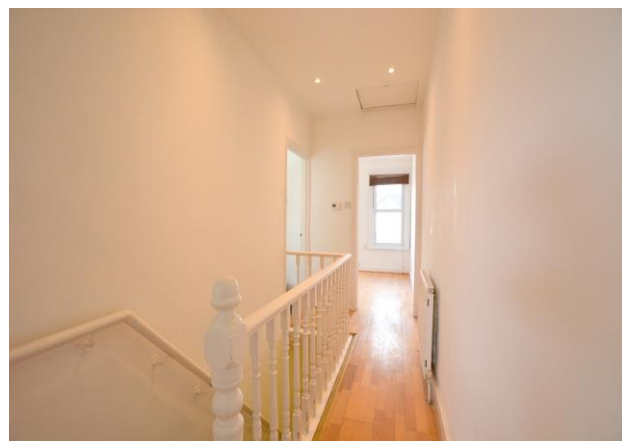
Bedroom 10' 5" x 9' 0" (3.18m x 2.74m)

Solid wood floor and blind.

Bathroom

Modern suite including sink, low level flush WC, bath with electric shower above.

Council Tax Band: C EPC Rating: C



Location: Merivale Road is situated between Lance Road and Bowen Road in the heart of West



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Possible	Current	Possible
A (92-100)	A (84-92)	A (10-22)	A (10-22)
B (81-91)	B (72-83)	B (23-37)	B (23-37)
C (69-80)	C (62-71)	C (38-47)	C (38-47)
D (55-68)	D (55-61)	D (48-54)	D (48-54)
E (46-54)	E (46-54)	E (55-62)	E (55-62)
F (39-45)	F (39-45)	F (63-70)	F (63-70)
G (34-38)	G (34-38)	G (71-100)	G (71-100)

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.