

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Barmor Close, North Harrow

£2,300 P.C.M

Key Features include:

- Three Bedrooms
- Two Receptions
- Semi Detached
- Double Glazing
- Gas Central Heating
- Front/Rear Gardens
- Off Street Parking
- Newly Refurbished
- Laminate Flooring Throughout
- Unfurnished

Property Overview:

Having been refurbished throughout, this stylish, ultra contemporary **THREE DOUBLE BEDROOM, TWO RECEPTION** semi detached home is positioned in a quiet cul-de-sac within walking distance to local shops, schools and Headstone Lane station allowing swift access into Central London. **UNFURNISHED**

Accommodation:

Entrance Hall

Laminate flooring, door to:-

Cloakroom

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

Kitchen 10' 1" x 8' 0" (3.07m x 2.44m)

Newly Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, fridge/freezer, dishwasher, washer/dryer, electric fan assisted oven, four ring gas hob with extractor hood over, window to front, blind and tiled ceramic flooring.

Lounge 16' 4" x 14' 5" (4.97m x 4.39m)

Window to rear, laminate flooring, curtains, stairs, double doors to garden, leading to :-

Dining Room 17' 7" x 7' 6" (5.36m x 2.28m)

Window to front, curtains, laminate flooring and storage cupboard.

Landing

Fitted carpet on stairs and laminate flooring.

Principal Bedroom 16' 6" x 9' 9" (4.97m x 2.97m)

Two windows to front, laminate flooring, curtains, range of fitted wardrobes, chest of drawers and dressing table.

Bedroom 2 10' 7" x 8' 5" (3.22m x 2.56m)

Window to rear, laminate floor and curtains.

Bedroom 3 10' 7" x 7' 9" (3.22m x 2.36m)

Window to rear, laminate floor and curtains.

Shower Room

Luxury full tiled suite including vanity wash hand basin with storage below, LED mirrored cabinet with shaver point, low level flush WC, heated towel rail, window to side and large recessed shower cubicle with rain drop shower head.

Outside

Front and rear garden with off street parking to front.

Council Tax Band: E EPC Rating: C



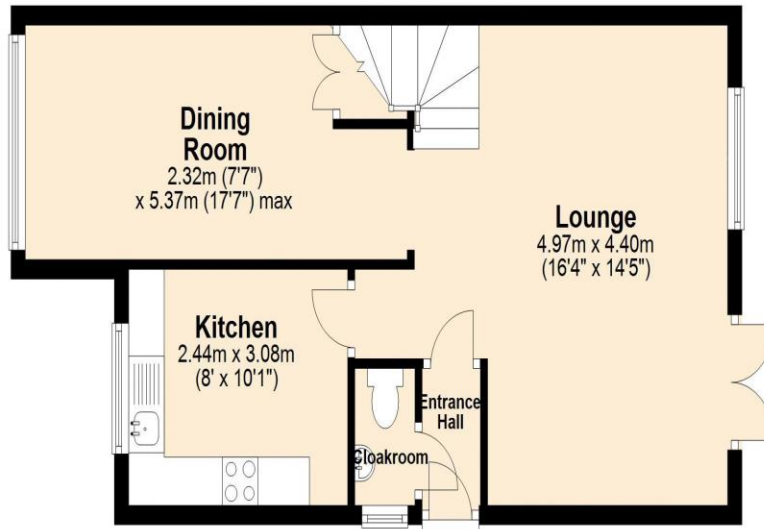


To arrange a viewing call:
020 8421 4847

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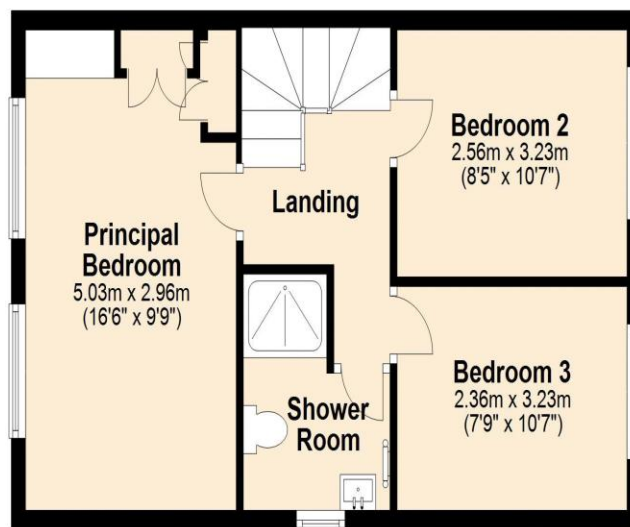
Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 87.3 sq. metres (939.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	84
		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	81
		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.