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**ROBERTSON  
PHILLIPS**  
Estate Agents



Stamford Close, Harrow Weald    £429,000



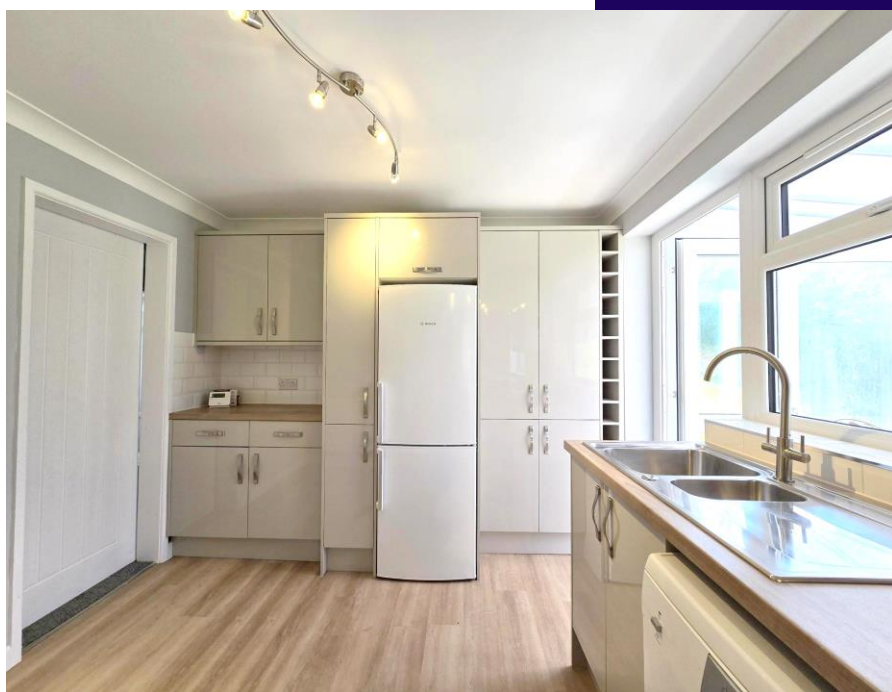
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A fully refurbished Two/Three Bedroom Ground Floor Maisonette with private garden, located in a quiet close within easy reach of local shopping area's and transport. Tastefully decorated with new carpets throughout, this property can offer adjustable living, working for many buyers needs.

Comprising spacious lounge, fitted kitchen/breakfast room with door to conservatory and garden. There are two double bedrooms, the dining room could easily become a 3rd bedroom, plus there is a newly fitted tiled shower/wc. Features include double glazing, gas central heating with combination boiler and garage in nearby block. The vendor is in the process of extending the lease. No Upper Chain.



#### Porch

Double glazed outer door and door to:

Lounge 5.02m (16'6") x 3.76m (12'4")

Spacious room to front with double glazed window nicely decorated and new carpets opening to:

Hallway

Two Storage cupboards housing gas and electric meters. Sliding door to,

Kitchen/Breakfast Room 6.66m (21'10") x 2.77m (9'1")

Double glazed windows to rear and door to conservatory. Ample fitted units with stainless steel sink, Bosch hob and extractor, dish washer, washing machine, double oven and grill and fridge/freezer.

Conservatory

Double glazed windows and door to garden.





**Bedroom One** 4.29m (14'1") x 2.67m (8'9")

Double glazed window to front and cupboard housing combination central heating boiler.

**Bedroom Two** 4.05m (13'4") x 2.93m (9'7")

Double glazed window to rear and fitted wardrobe.

**Bedroom Three/Dining room** 3.65m (12') x 3.41m (11'2")

Double glazed window to front.

**Shower Room**

Newly fitted with tiled double shower enclosure with glass screen, vanity wash hand basin with cupboards under, fully tiled walls, low-level WC, heated towel rail and obscure double glazed window to rear.

**Garden**

Secluded private garden with side access, greenhouse and garden shed.

**Garage**

Situated in nearby block.

**Lease**

The vendor is in the process of extending the lease which will then be in the region of 130 years.

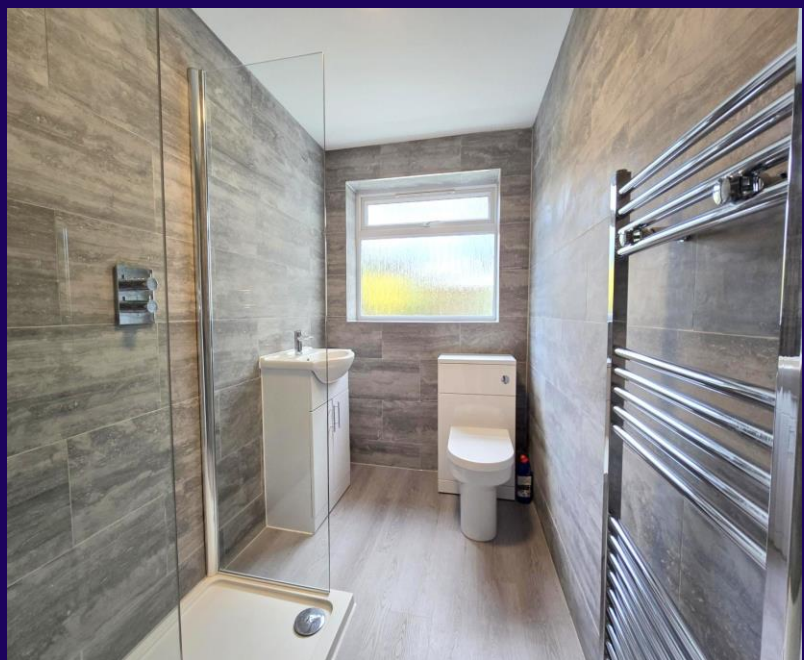
**Ground Rent**

To be confirmed.

**Council Tax Band:**

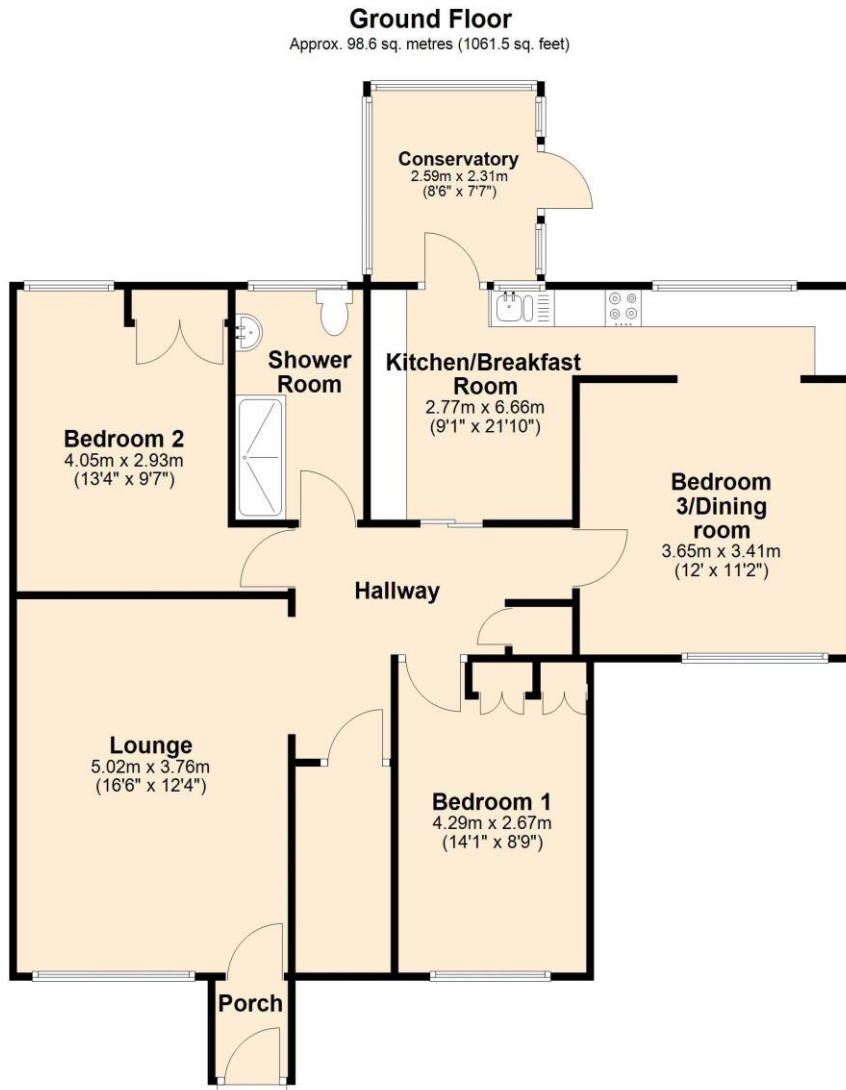
**EPC Rating:**

**Tenure:** Leasehold



## KEY FEATURES:

Two Double Bedrooms ● Dining room/bedroom three ● Conservatory ● Refurbished throughout ● Spacious Lounge ● New Shower Room  
● Garage in block ● No Upper Chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
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.**