

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Butler Road, Harrow**

**£1,700 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Parking On Street
- Private Rear Garden
- Furnished

# Property Overview:

This well presented and spacious TWO DOUBLE bedroom first floor maisonette is situated in West Harrow within walking distance to Vaughan Primary School, local shops, West Harrow station and is also within easy reach of Harrow on the Hill. FURNISHED

## Accommodation:

### Landing

Front door, stairs leading to landing with laminate flooring.

### Lounge/Dining Room 18' 1" x 15' 5" (5.51m x 4.70m)

Two windows to front, laminate flooring, curtains, table with 4 chairs, two seater leather sofa, two seater fabric sofa, coal effect fireplace (not operational), TV table, coffee table, rug and book case.

### Principle Bedroom 12' 2" x 11' 9" (3.71m x 3.58m)

Window to front, curtains, range of fitted wardrobes, fitted carpet, double bed with mattress, mirror, low built in cabinet and bedside table.

### Shower Room

With tiled double shower enclosure, vanity wash hand basin with cupboards under, tiled surround, mirror, low-level flush WC, window to side, storage cupboard, heated towel rail and ceramic tiled flooring.

### Kitchen 8' 7" x 7' 1" (2.61m x 2.16m)

Fitted with a base and eye level units with worktop space over, stainless steel sink with mixer tap, fridge/freezer, washing machine, gas cooker with four ring gas hob, extractor hood over, window to side and vinyl flooring.

### Bedroom 2 12' 9" x 9' 7" (3.88m x 2.92m)

Window to front, fitted carpet, curtains, double bed with mattress and two chest of drawers.

### Outside

Parking on street and alleyway to private section of rear garden.

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





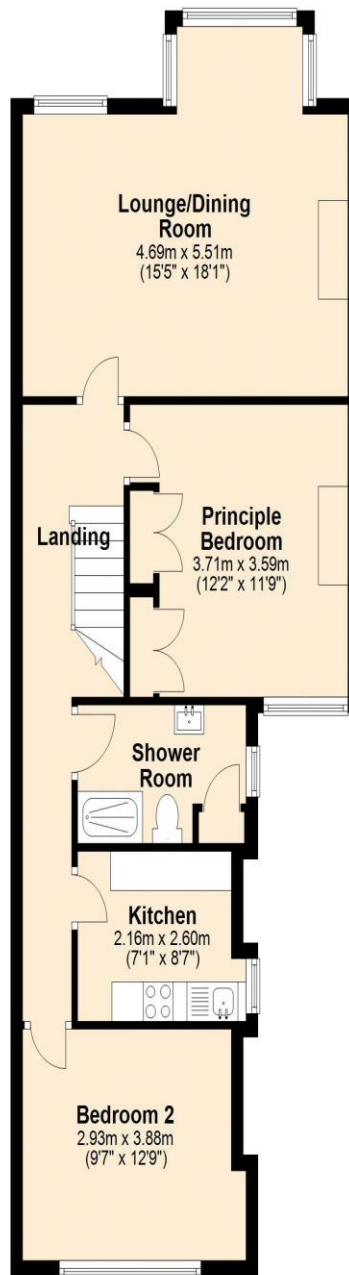


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

## First Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)



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

WWW.EPC4U.COM

**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.**