

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Heath Road, West Harrow

£1,650 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Rear Garden
- Off Street Parking For One Car
- Prime Location
- Part Furnished

Property Overview:

Boasting elegant interiors, this TWO DOUBLE bedroom first floor Edwardian converted apartment is within easy reach of West Harrow and Harrow-on-the-Hill metropolitan line stations, supermarkets and shopping centre. **PART FURNISHED**

Accommodation:

Entrance Hall

Stairs leading to;

Kitchen/Breakfast Room

Modern range of base and wall level units with gas hob, electric oven, extractor hood, washing machine and fridge freezer. Combi boiler on wall. Dining area with table and three chairs

Lounge 14' 1" x 11' 7" (4.29m x 3.53m)

Wood floor, curtains and shelving.

Master Bedroom 12' 7" x 11' 7" (3.83m x 3.53m)

Wood flooring, bed frame, curtains, chest of drawers and fitted wardrobes.

Bedroom Two 11' 0" x 9' 4" (3.35m x 2.84m)

Carpet, chest of drawers, book case and curtains.

Bathroom

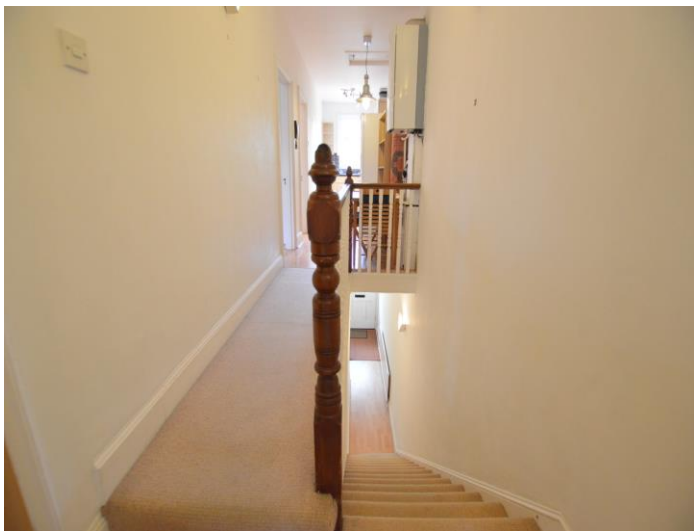
Modern suite including bath with shower attachment/screen, low level flush WC and wash hand basin.

Outside

Private rear garden accessed via side gate and off street parking for one car.

Council Tax Band: C EPC Rating: E





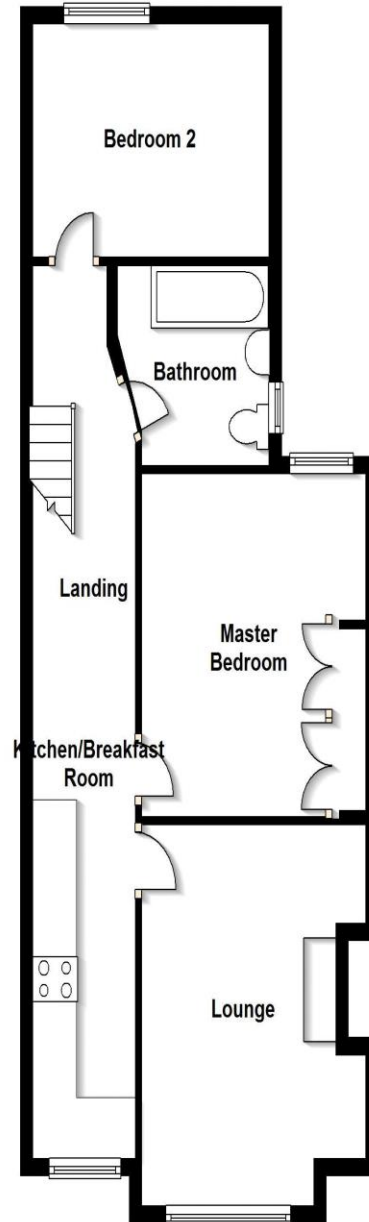
To arrange a viewing call:
020 8421 4847

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Ground Floor
Approx. 7.1 sq. metres (76.8 sq. feet)



First Floor
Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.6 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		46	62
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		39	54
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.