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**ROBERTSON
PHILLIPS**
Estate Agents



25 Albert Road, Harrow

£325,000



www.robertsonphillips.co.uk



A bright One Bedroom first floor flat with a private garden, refurbished with contemporary interiors throughout situated within easy reach of Harrow & Wealdstone station.

Communal entrance hall, access to garden via garage, stairs leading to landing, fitted kitchen with integrated appliances including dishwasher and washing machine, lounge, bedroom with fitted wardrobes and bathroom. Features include gas central heating, double glazing and off street parking for one car. NO UPPER CHAIN.



Entrance

Communal entrance, door to garage leading to private garden.

Lounge 12' 0" x 11' 3" (3.65m x 3.43m)

Attractive room with built in cupboards, shelving and TV.

Kitchen 8' 9" x 7' 5" (2.66m x 2.26m)

Range of wall and base units with inset sink. Integrated slimline dishwasher, fridge, washing machine, oven, gas hob and extractor. Cupboard housing Vaillant central heating boiler.

Bedroom 12' 0" x 11' 4" (3.65m x 3.45m)

Fitted wardrobes and bedside chests.



Bathroom

Bath with shower and screen, vanity wash hand basin with storage under, low level wc, heated towel rail, mirrored wall cabinet and fully tiled walls.

Garden

Private garden to rear.

Garage

Parking on drive

Lease

To be confirmed.

Ground Rent/Service Charge

No service charge

EPC Rating D

Council Tax Band C



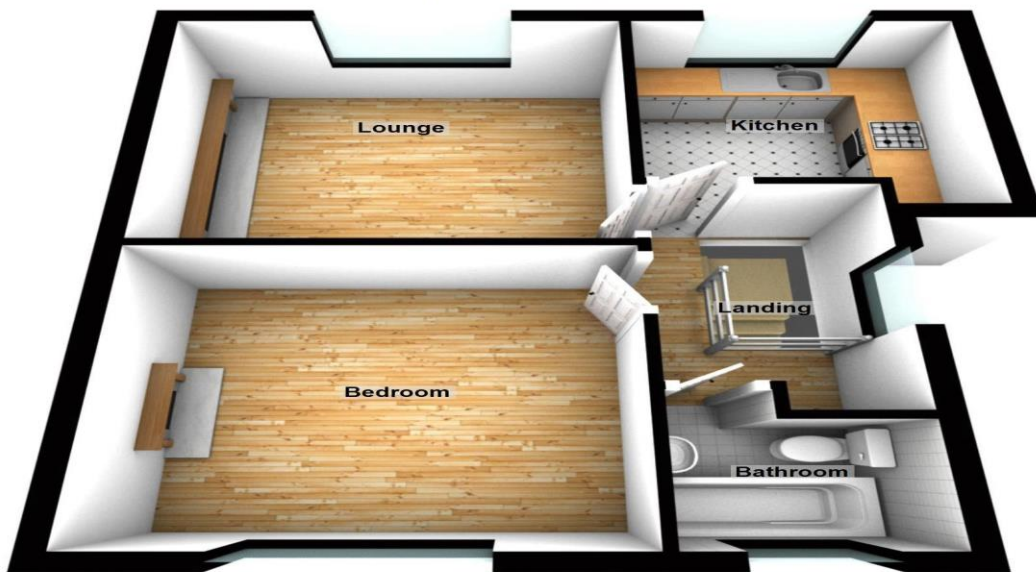
KEY FEATURES:

Bright Lounge ● Fitted Kitchen ● Double Bedroom ● Bathroom/wc ● Private Garden ●
Long Lease
● No Upper chain ●

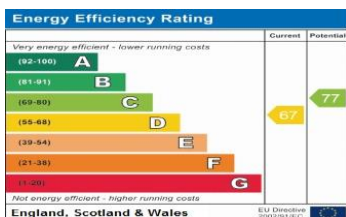
Ground Floor
Approx. 2.3 sq. metres (24.6 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 43.3 sq. metres (466.3 sq. feet)



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.