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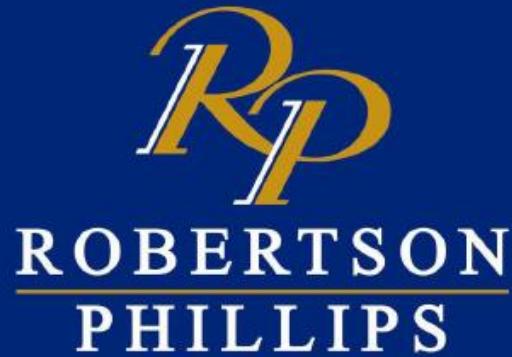
**262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS**
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Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



Est. 1991



Artisan Place, Harrow

£2,800 P.C.M

Key Features include:

- Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Water Softener
- Water Filter
- Mid Terraced
- Allocated Parking Space
- Rear Garden
- Furnished

Property Overview:

Set in a quiet development built in 2015, this ultra contemporary FOUR BEDROOM, TWO BATHROOM mid terraced town house boasts generous sized rooms and is a short walk to local shops, Salvatorian College and Harrow & Wealdstone overground station is nearby allowing swift access into Central London. **FURNISHED**

Accommodation:

Entrance Hall

Laminate flooring, stairs and door leading to: -

Outside Cupboard

Storage cupboard.

Living Room 16' 8" x 12' 1" (5.08m x 3.68m)

Laminate floor, curtains, leather three seater sofa, leather two seater sofa, built in TV cabinet, coffee table and storage cupboard and window to front.

Inner Hallway

Storage cupboard and laminate floor.

WC

Pedestal wash hand basin, low-level flush WC, wall mounted mirror, tiled splashback, heated towel rail and ceramic tiled flooring.

Kitchen/Breakfast Room 15' 9" x 14' 4" (4.80m x 4.37m)

Modern range of fitted of matching base and eye level units, 1+1/2 bowl stainless steel sink with mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, tumble dryer, electric fan assisted oven with pull out extractor hood over, two windows to rear, laminate flooring and door to rear garden.

Landing

Stairs, laminate flooring and two storage cupboards.

Bedroom 4 10' 7" x 7' 0" (3.22m x 2.13m)

Window to rear, blind, desk and laminate flooring.

Bedroom 3 14' 6" x 8' 5" (4.42m x 2.56m)

Window to rear, curtains, extendable single bed, range of wardrobes and laminate flooring.

Bathroom

Modern fitted three piece suite including deep panelled bath with built in shower over, shower curtain, pedestal wash hand basin, low-level flush WC, wall mounted mirror, cabinet, heated towel rail and ceramic tiled flooring.

Bedroom 2 15' 9" x 10' 7" (4.80m x 3.22m)

Window to front, curtains, range of fitted wardrobes, bedside table, double bed and laminate flooring.

Second Floor Landing

Carpet, door to:-

Principal Bedroom 20' 5" x 15' 8" (6.22m x 4.77m)

Skylight, range of fitted storage cupboards, laminate flooring, queen sized bed, two bedside tables and blind.

En-suite Shower Room

Modern suite includes shower cubicle, wash hand basin, low level flush WC, wall mounted small mirror, tiled surround, heated towel rail and ceramic tiled flooring.

Outside

Attractive rear garden with Astroturf and allocated parking space for one car.

Council Tax Band: E EPC Rating: TBC





To arrange a viewing call:

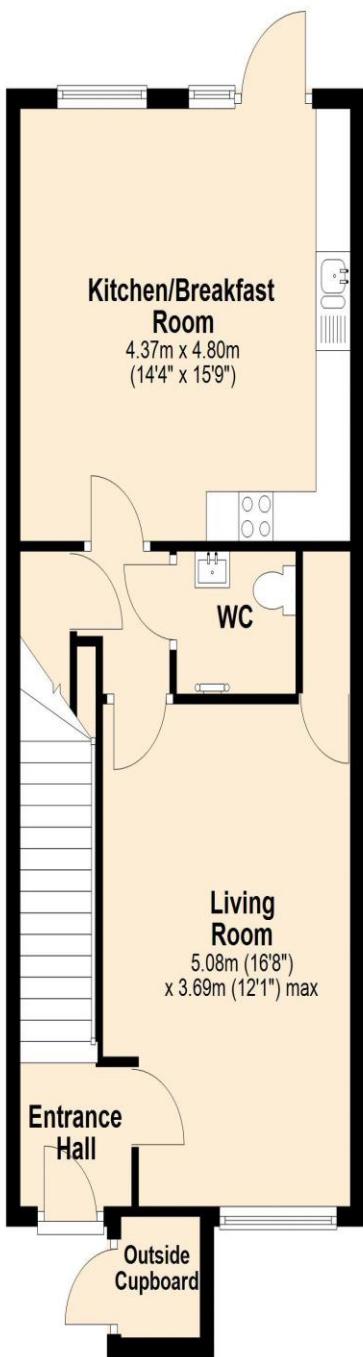
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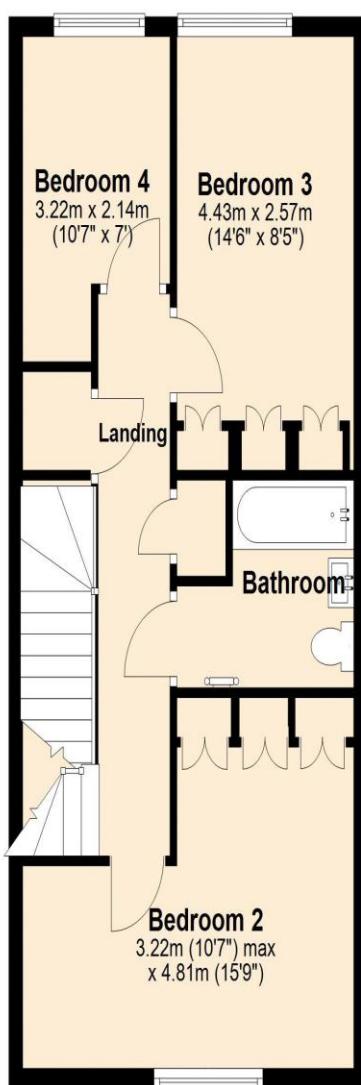
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



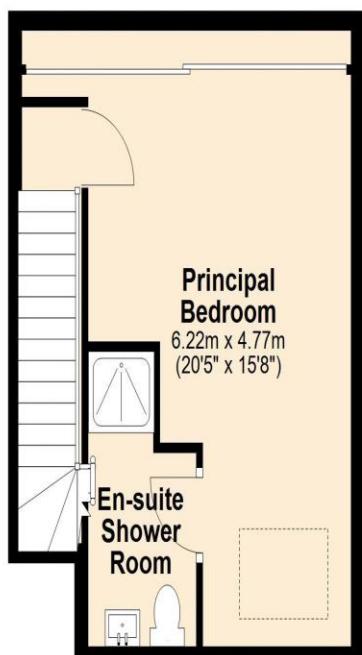
First Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 133.5 sq. metres (1436.9 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.