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**ROBERTSON  
PHILLIPS**

Est. 1991



**Imperial Close, North Harrow**

**£1,700 P.C.M**

**Key Features include:**

- Two Bedrooms
- First Floor
- Gas Central Heating
- Double glazing
- Share Of Garden
- Parking On Street
- Unfurnished

# Property Overview:

Within equal distance to both North Harrow & Rayners Lane station, this immaculately presented TWO DOUBLE BEDROOM first floor maisonette boasts modern interiors throughout with a share of rear garden. UNFURNISHED

## Accommodation:

### Hallway

Carpet, door to side access leading to garden, stairs leading to:-

### Landing

Window to side, carpet, door to:-

### Lounge/Diner 14' 5" x 12' 6" (4.39m x 3.81m)

Window to front, carpet and curtains.

### Master Bedroom 12' 6" x 11' 4" (3.81m x 3.45m)

Window to rear, carpet and curtains.

### Bedroom 2 10' 0" x 7' 3" (3.05m x 2.21m)

Window to front, carpet and curtains.

### Kitchen/Breakfast Room 10' 0" x 9' 5" (3.05m x 2.87m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, combined washing machine/tumble dryer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear and vinyl flooring.

### Bathroom

Recently tiled two piece suite comprising deep panelled bath with separate shower over, curtain, vanity wash hand basin with cupboards under, mixer tap, window to side and radiator.

### Separate WC

Window to side, fitted with low-level flush WC.

### Outside

Parking to street and share of rear garden with storage cupboards.

Council Tax Band: C

EPC Rating: D



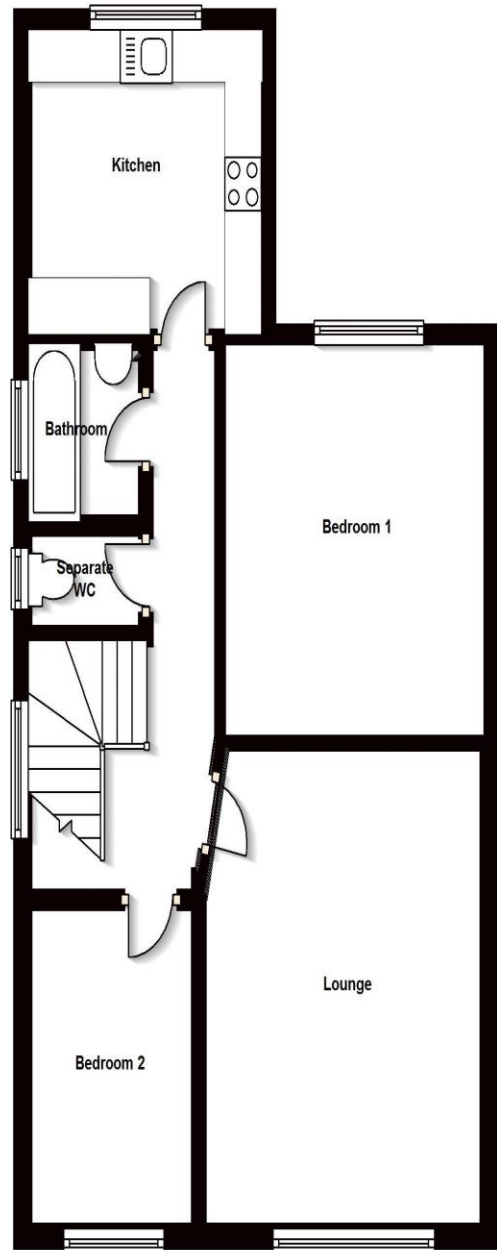


To arrange a viewing call:  
**020 8421 4847**

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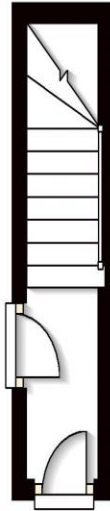
**First Floor**

Approx. 58.2 sq. metres (626.4 sq. feet)



**Ground Floor**

Approx. 4.1 sq. metres (44.5 sq. feet)



Total area: approx. 62.3 sq. metres (671.0 sq. feet)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 59                      | 77        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & 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.**