

RUTLAND ROAD, HARROW

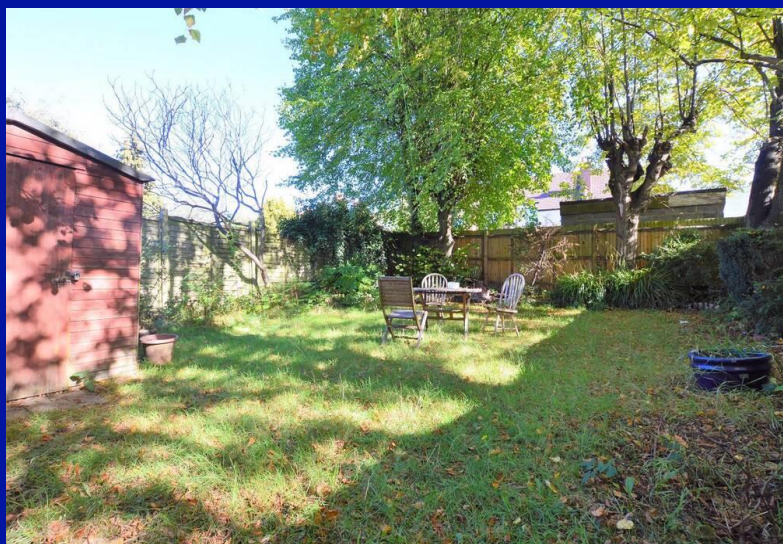


Two Bedroom First Floor Flat

Guide Price £325,000

Description

Fantastically located on the desirable county roads, this spacious two bedroom first floor flat enters the market with Robertson Phillips. The property has been kept in very good order by the current owner, has recently been decorated throughout, and with over 600 square feet of usable space, is a perfect starter home. The flat's entry is on the ground floor, entering via communal entrance then up a private staircase. The home has a welcoming entrance hallway, and set off it, are the two bedrooms, newly fitted kitchen with dishwasher & induction hob, three piece family bathroom and spacious lounge/diner and your own section of the garden to the rear. Added benefits include new boiler fitted, new electric shower, double glazing throughout and NO SERVICE CHARGE OR GROUND RENT.



Location: Rutland Road, is on the cusp of West Harrow, on the corner of Pinner Road. The flat is within 0.3 miles of West Harrow station, supplying the Met line, and en route you pass a parade of local shops and a Tesco Metro. The property is also 0.8 miles from central Harrow and its shopping, restaurants and amenities. Harrow on the Hill station, which provides access to both the Met line and Chiltern Railway services is also accessible.



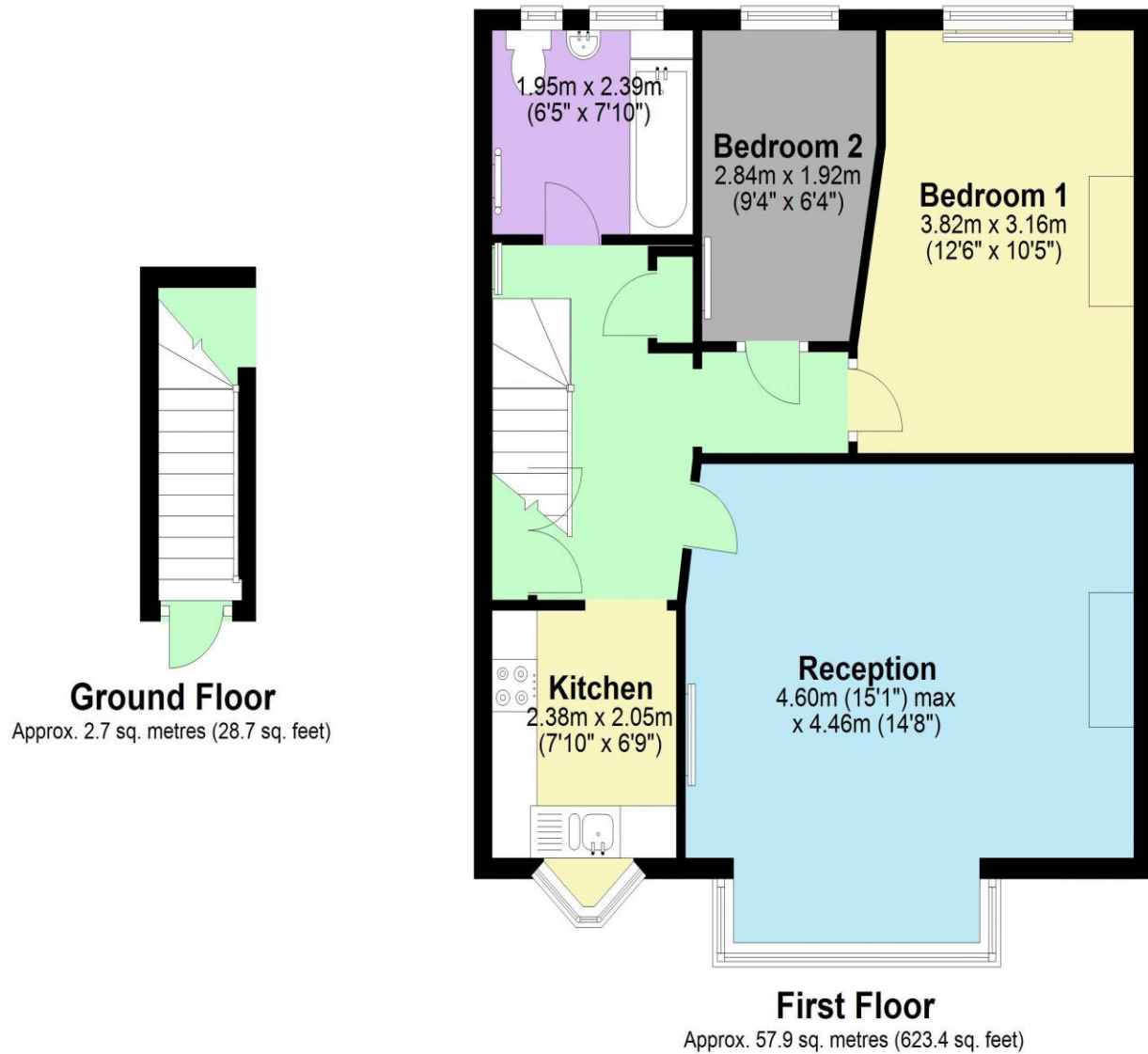


- *Two Bedroom First Floor Flat*
- *Newly Fitted Kitchen*
- *No Upper Chain*
- *New Boiler & Electric Shower Fitted 2023*
- *Spacious Lounge/Diner*
- *Large Section Of Rear Garden*
- *Loft Conversion Potential*
- *0.3 Miles To West Harrow Station*



Additional Information

TENURE: LEASEHOLD
COUNCIL TAX BAND: C
ENERGY EFFICIENCY RATING D



Total area: approx. 60.6 sq. metres (652.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		



We have not 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.