

# *ELMGROVE ROAD, HARROW*

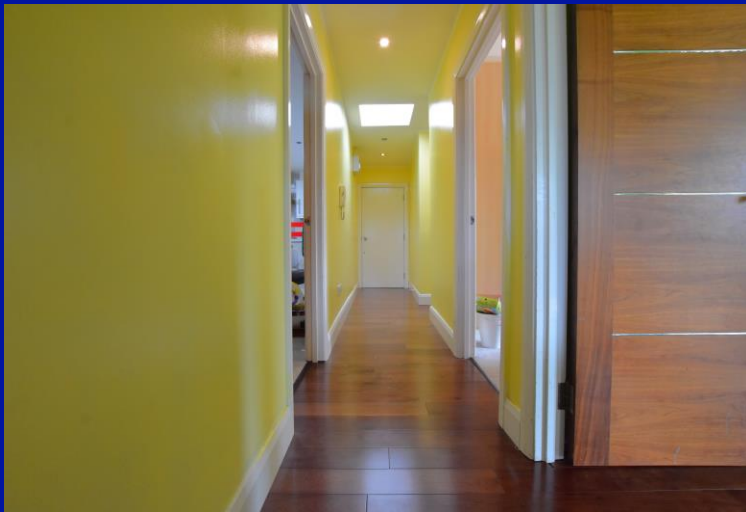


*Three Bedroom Second Floor Apartment*

*Asking Price £485,000*

## *Description*

Robertson Phillips are proud to present this larger than average three double bedroom second floor apartment to the market. Situated in the middle of central harrow this share of freehold apartment consists of; three large double bedrooms, one includes an en-suite shower room, a spacious modern fitted kitchen/diner, a beautiful bright and airy dual aspect living room, with a juliet balcony and french doors, and a main family bathroom. Further Benefits include; ample storage, first come first serve parking, low service charge, share of freehold, and close to shops and transport links.



***Location:*** Elmgrove Road offers great transport links into London or Watford, via the Overground line at Harrow & Wealdstone or the Metropolitan line at Harrow On The Hill. The Town centre itself offers an array of shopping facilities, bars, restaurants, gyms and a local cinema making a vibrant place to live. Also a great school catchment to a number of primary and secondary schools.







- *Three Double Bedroom Second Floor Apartment*
- *Share Of Freehold*
- *Parking On A First Come First Serve Basis*
- *Close To Shops & Local Amenities*
- *Over 1000sq Ft Of Internal Space*
- *Master Bedroom With En-suite*
- *Gas Central Heating & Double Glazed Windows*
- *Walking Distance To Harrow On The Hill & Harrow & Wealdstone Train Stations*

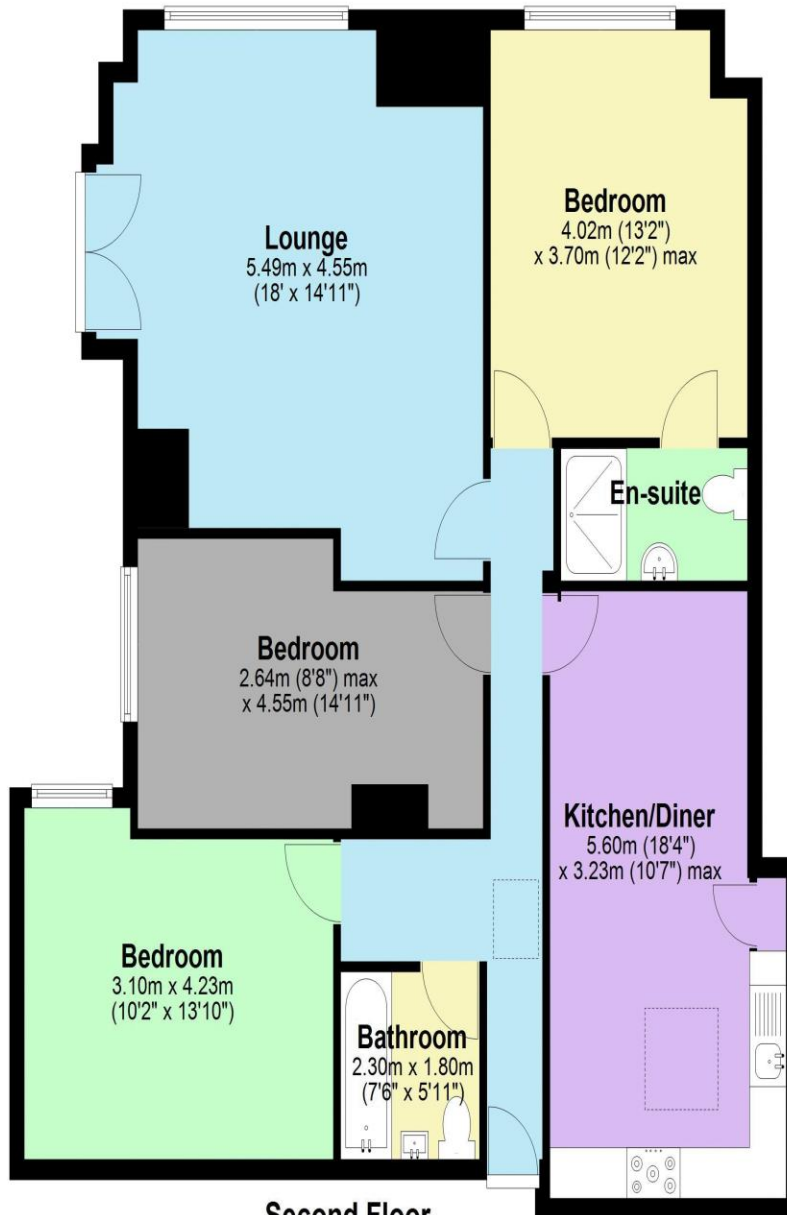


#### Additional Information

TENURE: SHARE OF FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: C



### Second Floor

Approx. 99.0 sq. metres (1065.7 sq. feet)

Total area: approx. 99.0 sq. metres (1065.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
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.**