

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Cunningham Park, Harrow

Guide Price £355,00



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This rarely available, extremely spacious, ultra contemporary ONE DOUBLE bedroom ground floor Edwardian garden flat situated within a short walk to West Harrow & Harrow on the Hill station and the array of shopping facilities that Harrow offers. **ACCOMMODATION:** Entrance hall, lounge/dining room, bedroom with patio doors to large rear garden, modern kitchen/breakfast room (with appliances), inner hallway with door to side access/garden and bathroom with electric shower above bath. Features include Gas/CH, D/Glazing, relatively new floor coverings, substantial rear garden with lawn, patio area and small shed, permit parking on street and potential to extend subject to planning permission. Viewing advised.



Ground Floor

Entrance Hall

Fitted carpet and door to Storage cupboard.

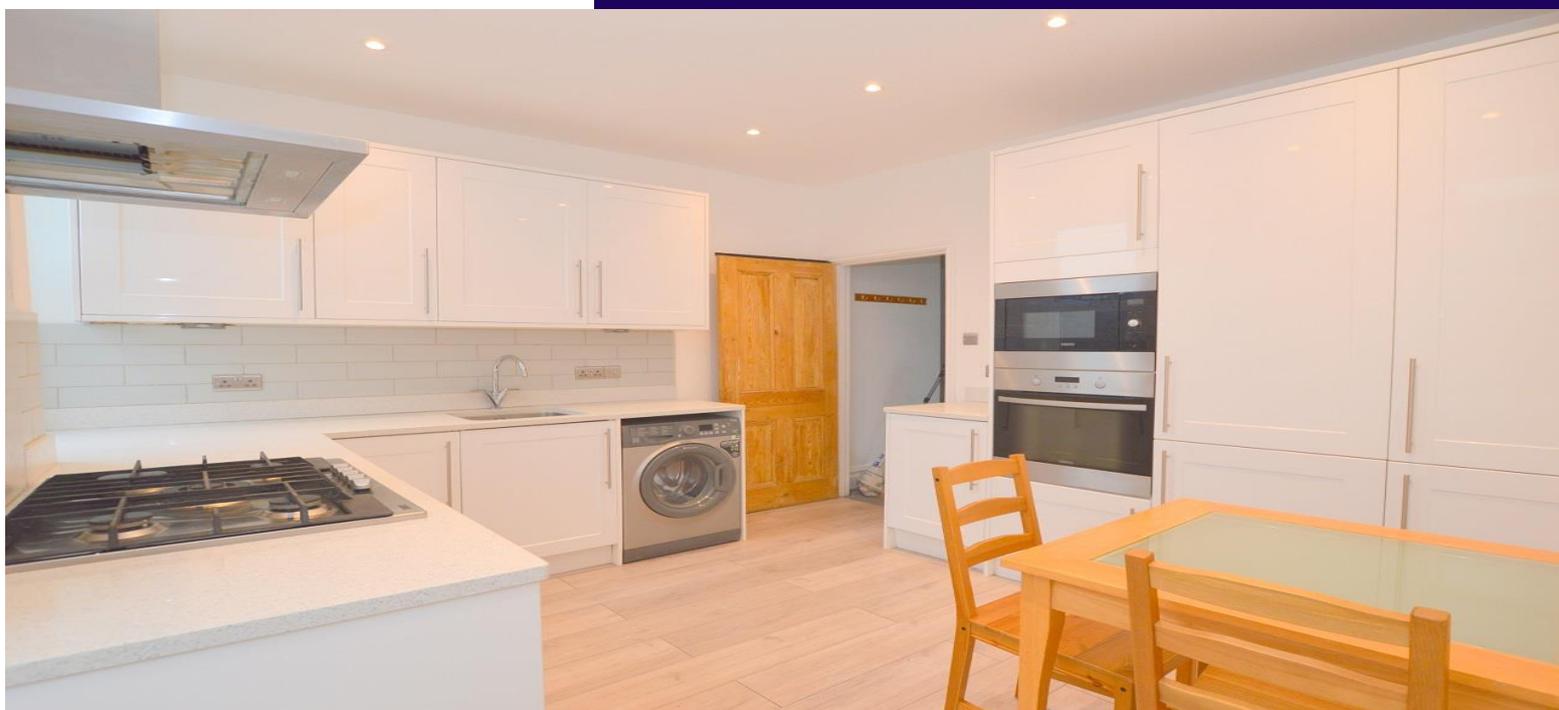
Lounge/Dining Room 16' 6" x 16' 1" (5.03m x 4.90m)

Window to front, blinds, fitted carpet, table with six chairs, two sofas, mirror and book shelf.

Bedroom 14' 7" x 12' 0" (4.44m x 3.65m)

Fitted carpet, wooden desk and wardrobe.

Double doors to rear garden.



Kitchen/Breakfast Room 11' 3" x 10' 8" (3.43m x 3.25m)

Fitted with a matching range of base and eye level units with granite worktop space over, under unit lighting, stainless steel sink, drainer with mixer tap, fridge/freezer, washing machine, eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, eye level built-in microwave, two windows to side, laminate flooring and sliding door to:-

Inner Hallway

Door to side access and bathroom.

Council Tax Band: C

EPC Rating: D

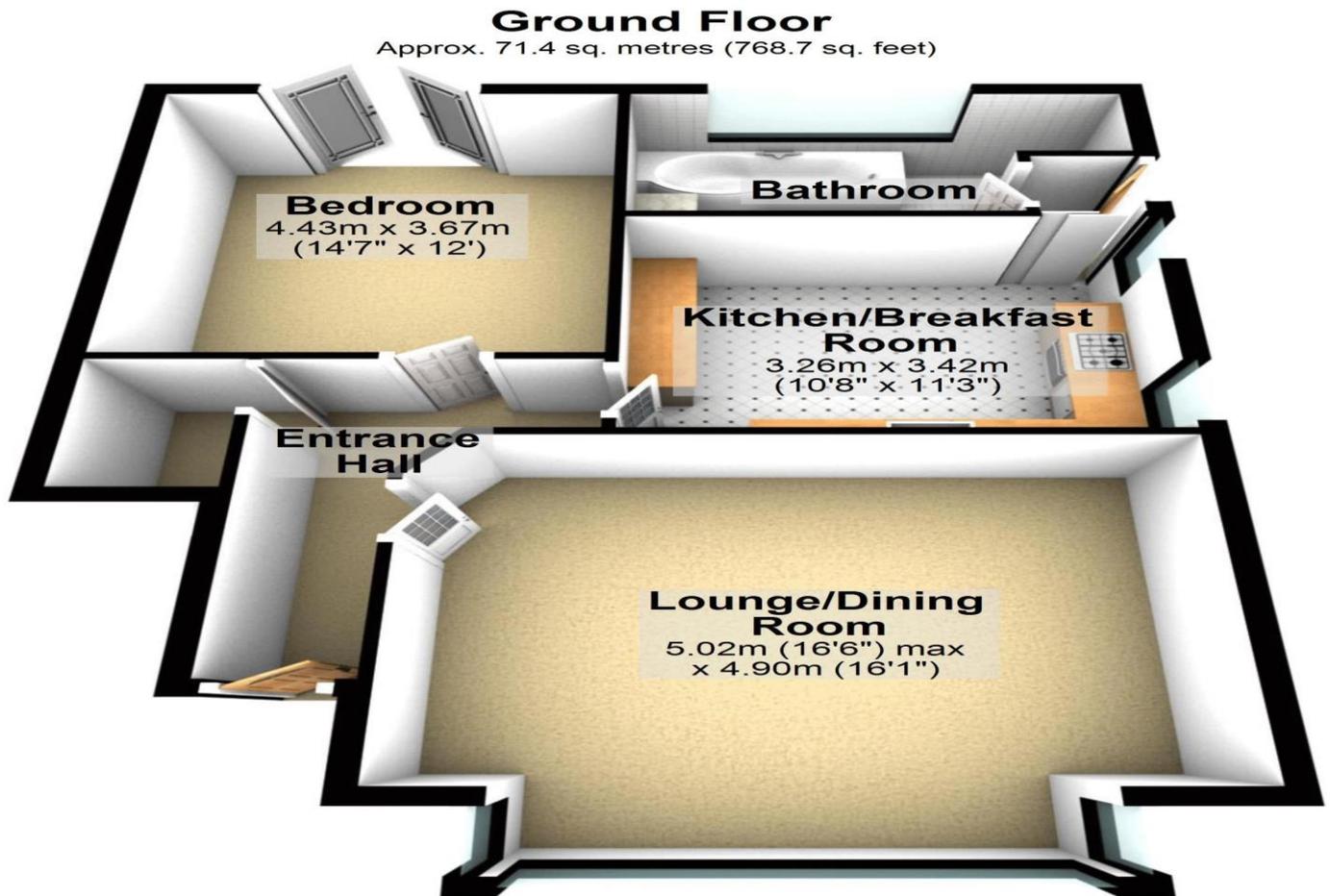
Tenure: Leasehold Over 900 years

Permit parking on street



KEY FEATURES:

- One Bedroom edwardian conversion
- Ground Floor with period features
- Gas Central Heating
- Double Glazing
- Share Of Large Rear Garden
- Permit parking On Street
- Long Lease of well over 900 years



Total area: approx. 71.4 sq. metres (768.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	3.00



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.