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**ROBERTSON  
PHILLIPS**  
Estate Agents



Artisan Place, Harrow

£495,000



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This well presented three-bedroom duplex apartment offers generous living space arranged over two floors. Situated in the sought-after HA3 5FD area, the property is ideal for families, professionals, or investors seeking a well-connected and vibrant location.

The apartment features a bright and spacious open-plan living and dining area, complemented by large windows that fill the home with natural light. A contemporary fitted kitchen provides ample storage and workspace, making it perfect for both everyday living and entertaining.

The property comprises three well-proportioned bedrooms, including a spacious principal bedroom, along with modern family bathroom facilities. A private balcony extends the living space outdoors, providing an ideal spot for morning coffee or evening relaxation.

A standout feature of this home is the impressive private roof terrace, offering excellent outdoor space for dining, entertaining guests, or simply enjoying panoramic views of the surrounding area.

Additional benefits include ample storage, double glazing, and a desirable duplex layout that creates a sense of space and privacy rarely found in apartment living.

Conveniently located close to local amenities, schools, parks, and excellent transport links, this exceptional property combines contemporary living with outstanding outdoor space in a highly desirable residential setting.



#### Ground Floor

Entrance Hall 4.79m (15'8") x 1.12m (3'8")

Cloaks cupboard, door to:

Lounge/kitchen diner 23' 3" x 14' 5" (7.08m x 4.39m)

Bright and very spacious room with a matching range of base and eye level units, stainless steel sink, integrated fridge/freezer and dishwasher. Space for fridge/freezer, integrated electric oven, hob with extractor hood. Double glazed windows and door to:

Balcony 14' 11" x 4' 1" (4.54m x 1.24m)



**Bedroom Two** 11' 9" x 9' 5" (3.58m x 2.87m)  
Double glazed windows and range of wardrobes with mirrored sliding doors.

**Bathroom** 6' 10" x 6' 6" (2.08m x 1.98m)  
Fitted bath, vanity wash hand basin, fully tiled walls, low-level WC, heated towel rail and window.

**Landing**  
Airing cupboard housing hot water cylinder and pump for shower.

#### First Floor

**Bedroom One** 12' 0" x 10' 5" (3.65m x 3.17m)  
Double glazed windows, fitted wardrobes with sliding doors and door to:

**En-suite** 7' 4" x 4' 5" (2.23m x 1.35m)  
Vanity wash hand basin, fully tiled walls, tiled shower enclosure, heated towel rail and window to side.

**Bedroom Three** 12' 0" x 7' 8" (3.65m x 2.34m)  
Double glazed windows.

**Rooftop Terrace**  
Great entertaining area with views.

**Communal Garden Area**  
Seating area, bike storage and lawn area, this can only be accessed by residents.

**Allocated Parking Space**

**Lease**  
98 Years Remaining.

**Service Charge**  
£2400 Per Annum.

**Ground Rent**  
£400 Per Annum.

**Council Tax Band: E**  
**EPC Rating: E**  
**Tenure: Leasehold**

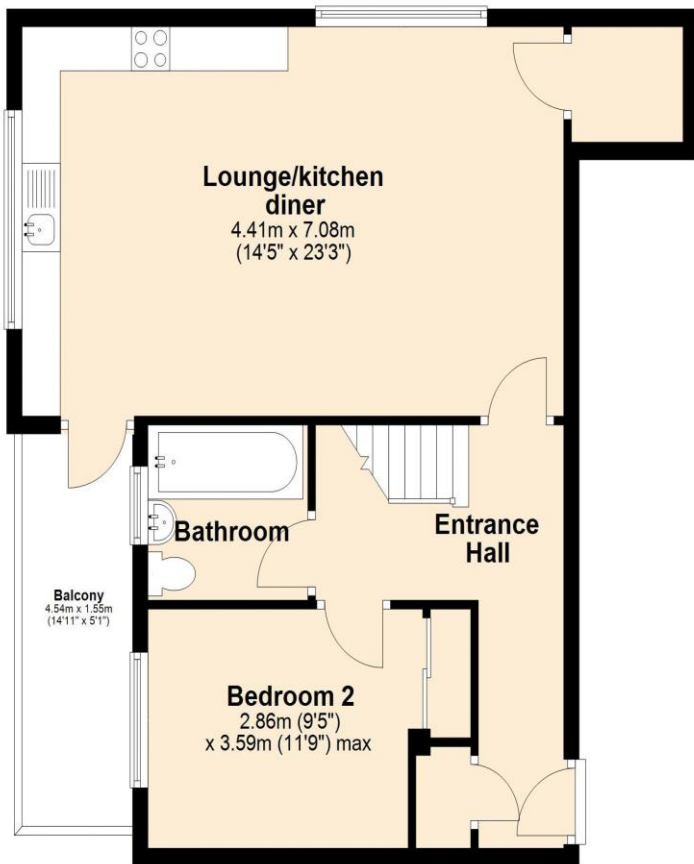


## KEY FEATURES:

- Three-bedroom duplex apartment
- Spacious open-plan living and dining area
- Modern fitted kitchen
- Private balcony
- Large private roof terrace
- Bright and airy throughout
- Modern bathroom facilities
- Excellent transport connections

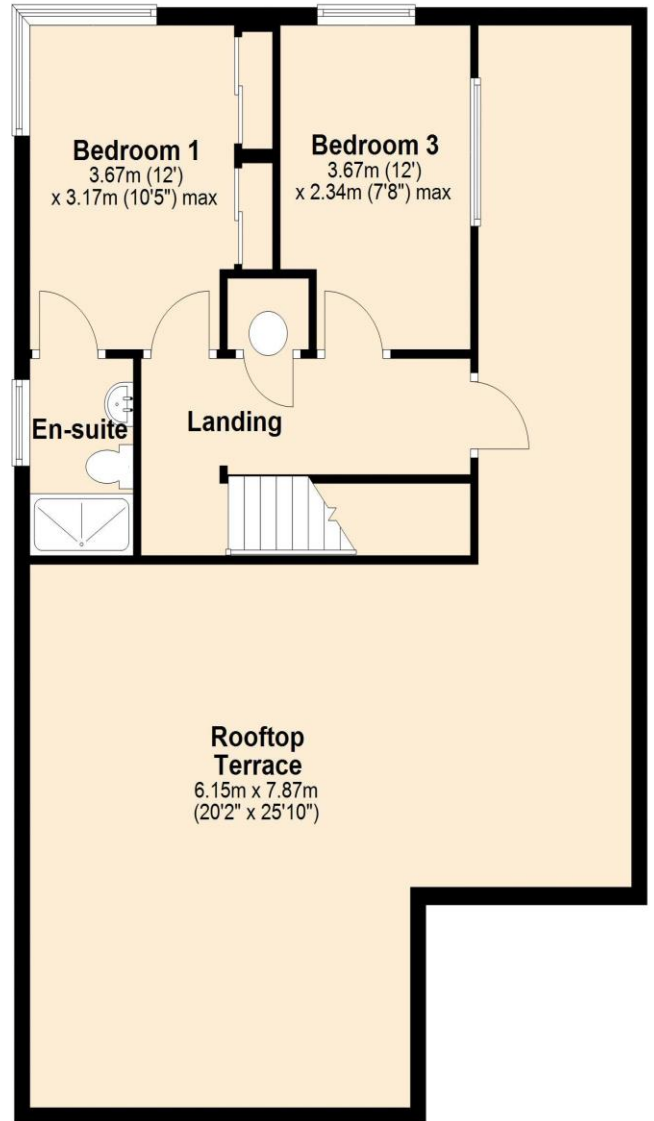
### Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)  
(excluding Balcony)



### First Floor

Approx. 34.5 sq. metres (371.9 sq. feet)  
(excluding Rooftop Terrace)



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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.