

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



Sovereign Place, Harrow

£1,750 P.C.M

Key Features include:

- Two Bedrooms
- Ensuite Shower Room
- Third Floor
- Electric Heating
- Lift
- Double Glazing
- Video Entry Phone
- Part Furnished

Property Overview:

Ideally positioned in Central Harrow, this **TWO BEDROOM, TWO BATHROOM** third floor apartment is within walking distance to Elmgrove Primary School and a short distance to Harrow on the Hill station with its array of shops and restaurants. **PART FURNISHED**

Accommodation:

Entrance Hall

Laminate flooring, double doors to storage cupboard.

Kitchen/Lounge Area 25' 3" x 11' 10" (7.69m x 3.60m)

Integrated fridge/freezer, freestanding slimline dishwasher, washing machine, electric fan assisted oven, four ring electric hob with extractor hood over, two windows to rear, door leading to Juliet balcony, laminate flooring, curtains, 2 x two seater leather sofas, cabinet, small side table, dining table with 4 chairs and TV cabinet.

Principle Bedroom 16' 2" x 12' 8" (4.92m x 3.86m)

Window to side, curtains, fitted wardrobes, 2 x bedside tables, double bed with mattress, fitted carpet and two mirrors.

En-suite Shower Room

With double shower enclosure, vanity wash hand basin with cupboards under, mirror, shaver point, low-level flush WC, tiled surround, heated towel rail, and ceramic tiled flooring.

Bedroom 2 10' 3" x 9' 3" (3.12m x 2.82m)

Window to front, curtains, fitted carpet, chest of drawers, small desk, double bed and mattress.

Bathroom

Fitted with three piece suite comprising deep panelled bath with fitted shower over, shower screen, vanity wash hand basin with cupboards under, mixer tap, tiled surround, mirror, shaver point, low-level flush WC, extractor fan and ceramic tiled flooring.

Outside

Underground parking space for one car.

Council Tax Band: E EPC Rating: C



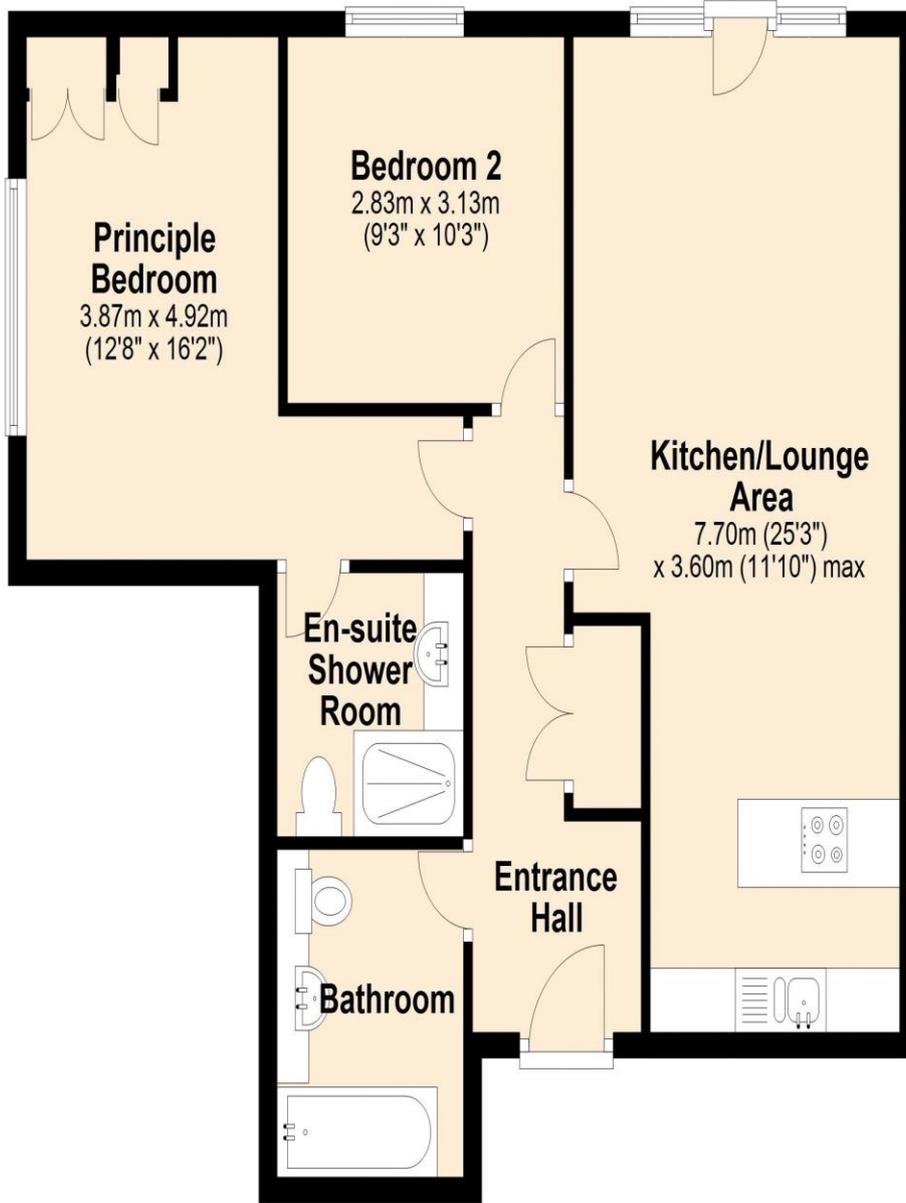


To arrange a viewing call:
020 8421 4847

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Third Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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.