

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Lyon Road, Harrow

£1,400 P.C.M

Key Features include:

- One Bedroom
- Fifth Floor
- Double Glazing
- Electric Heating
- Private Balcony
- Lift
- 24 Hour Concierge
- Furnished

Property Overview:

This bright, newly painted fifth floor ONE DOUBLE bedroom contemporary apartment is conveniently located in Platinum House moments from St Georges shopping centre with its array of shops, bars and restaurants, also being a short walk to Harrow on the Hill Metropolitan/Piccadilly line station. **FURNISHED**

Accommodation:

Entrance Hall

Laminate flooring, door to:

Lounge/Dining Room 19' 8" x 13' 0" (5.99m x 3.96m)

Laminate flooring, L shaped sofa, dining table with four chairs, shelving unit and double doors to private balcony.

Balcony 13' 3" x 9' 7" (4.04m x 2.92m)

Decked area facing rear of property.

Kitchen 7' 9" x 5' 4" (2.36m x 1.62m)

Fitted with matching base and eye level units with granite worktop space over, under unit lighting, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, slimline dishwasher and washing machine, electric fan assisted oven, built-in four ring halogen electric hob with extractor hood over and ceramic tiled flooring.

Bedroom 11' 9" x 8' 8" (3.58m x 2.64m)

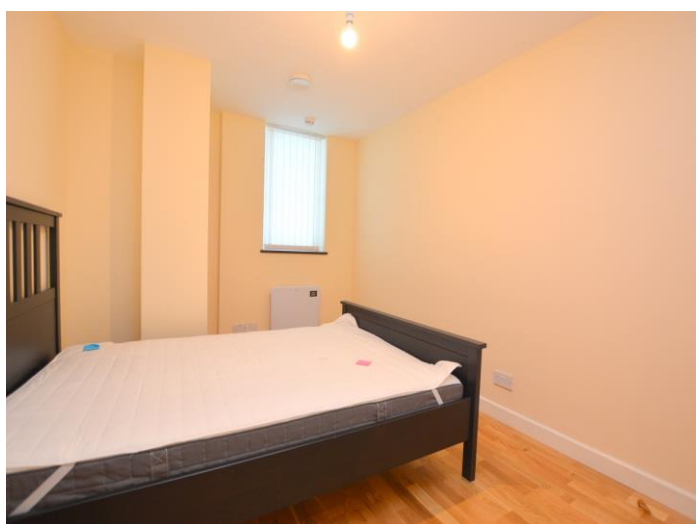
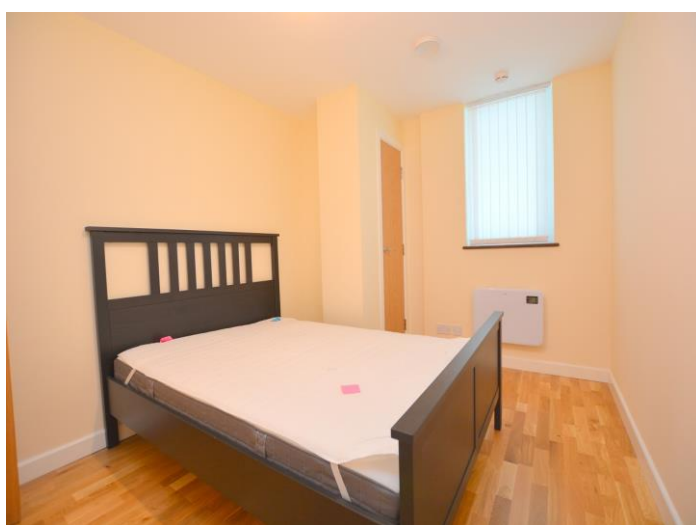
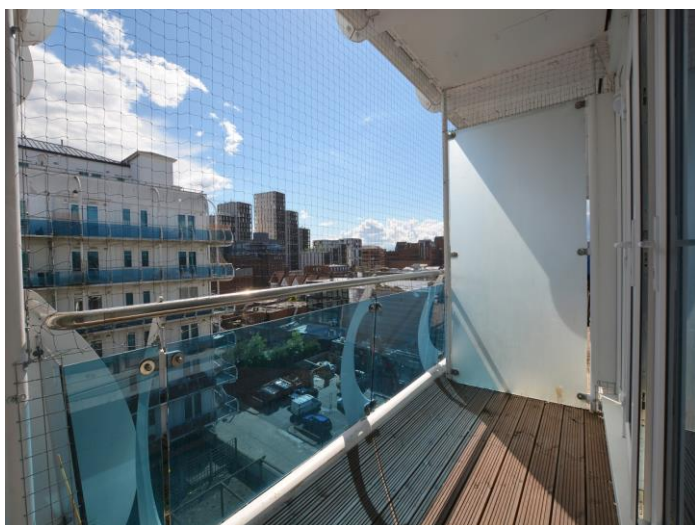
Window to rear, laminate flooring, double bed with mattress, double wardrobe and door to airing cupboard containing hot water cylinder.

Bathroom

Fitted with modern three piece suite comprising deep panelled bath with shower attachment, folding glass screen, pedestal wash hand basin, low-level flush WC, tiled surround, large mirror, shaver point, heated towel rail and ceramic tiled flooring.

Council Tax Band: D EPC Rating: B



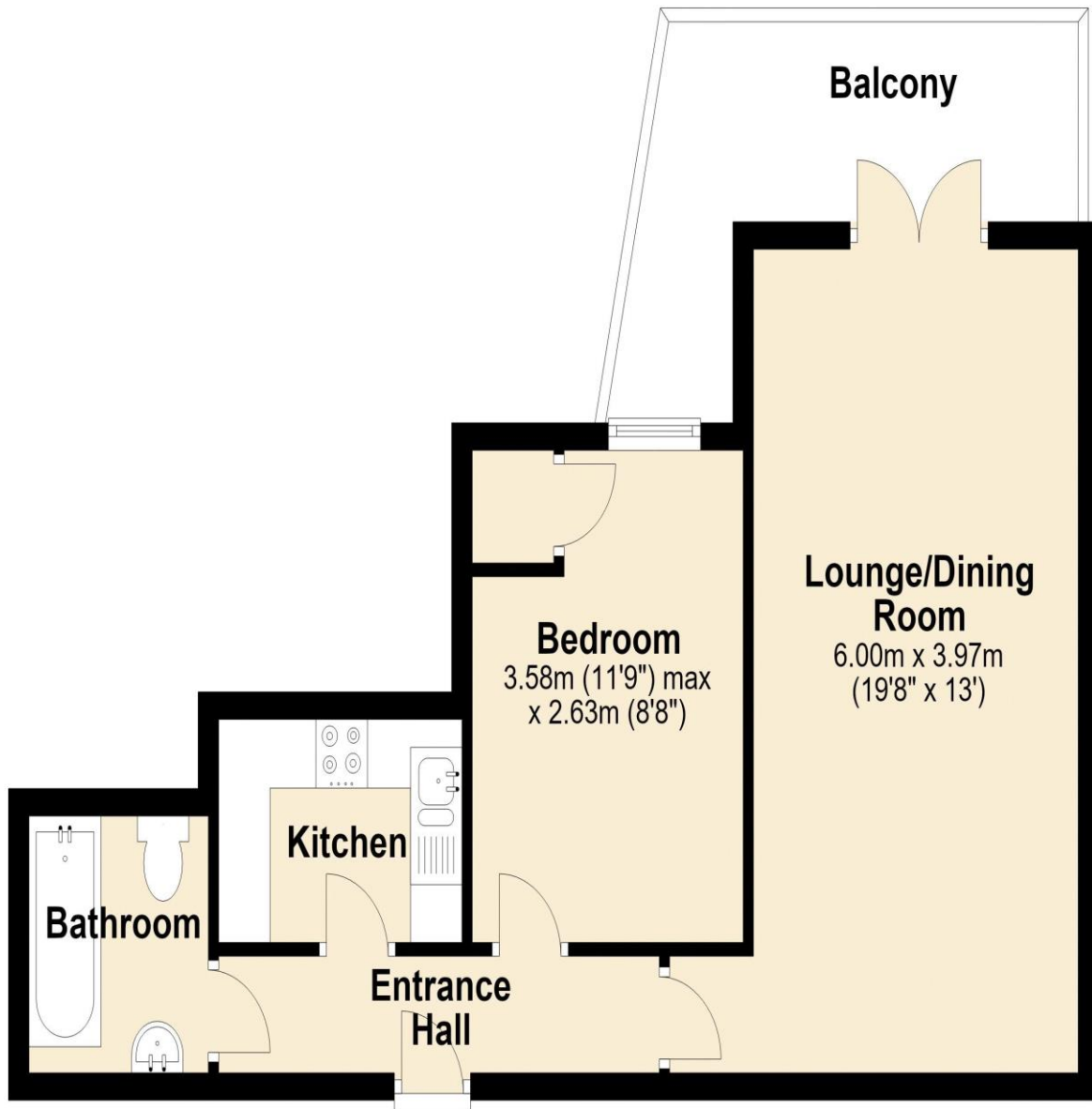


To arrange a viewing call:
020 8421 4847

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Fifth Floor

Approx. 41.1 sq. metres (442.4 sq. feet)
(excluding Balcony)



Total area: approx. 41.1 sq. metres (442.4 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		82	87
		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.