

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Pinner Park Avenue, Harrow

£1,750 P.C.M

Key Features include:

- Two Double Bedrooms
- First First
- Recently Renovated
- Double Glazing
- Gas Central Heating
- Laminate Flooring
- Off Street Parking Space
- Share Of Rear Garden
- Part Furnished

Property Overview:

Flooded with natural light throughout, this recently renovated, stunning **TWO DOUBLE** bedroom first floor apartment is located within a short walk to Pinner Park Primary School and Headstone Lane station allowing swift access into Central London. **PART FURNISHED**

Accommodation:

Landing 2.42m (7'11") x 2.00m (6'7")

Window to side, stairs and laminate flooring.

Lounge/Dining Room 16' 0" x 12' 0" (4.87m x 3.65m)

Bay window to front, blinds, laminate flooring and dining table with 4 chairs.

Kitchen 7' 9" x 7' 9" (2.36m x 2.36m)

Fitted with a matching range of modern base and eye level units, stainless steel sink with single drainer, mixer tap, fridge/freezer, washing machine, electric oven, four ring gas hob with extractor hood over, window to front and ceramic tiled flooring.

Bedroom 1 12' 0" x 9' 3" (3.65m x 2.82m)

Window to rear, blind, laminate flooring, two double fitted wardrobes and double bed with mattress.

Bedroom 2 12' 1" x 8' 1" (3.68m x 2.46m)

Window to side, window to rear, blinds and laminate flooring.

Shower Room 2.75m (9') x 1.28m (4'2")

Recently fitted suite with double shower enclosure, vanity wash hand basin with cupboards under, LED mirror, low-level flush WC, heated towel rail and ceramic tiled flooring.

Outside

Off street parking for one car to front and access via side entrance to private section of rear garden.

Council Tax Band: B EPC Rating: C



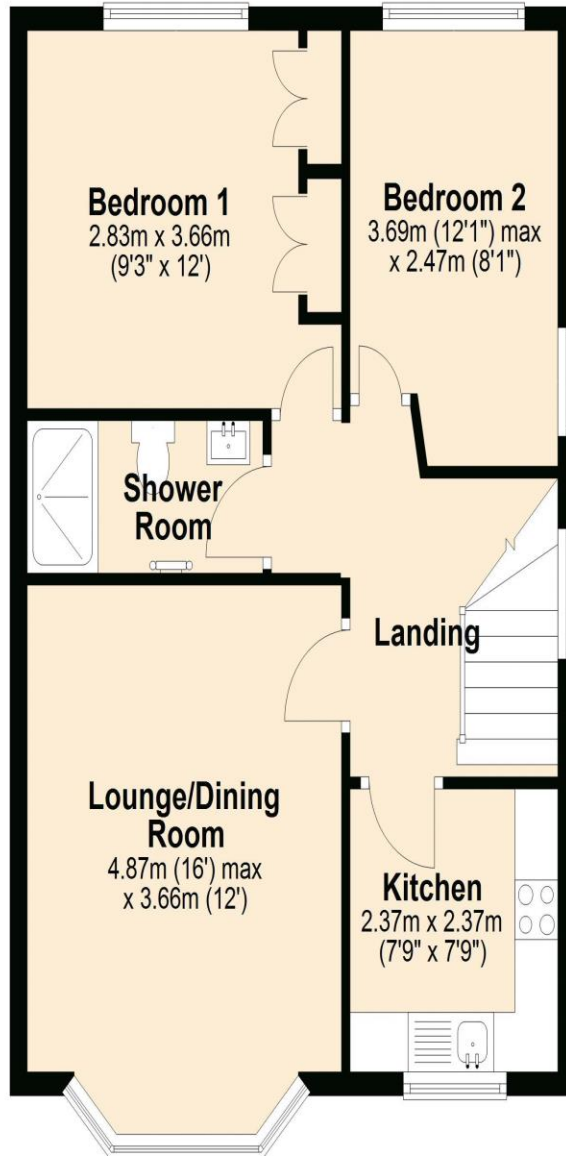


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 54.4 sq. metres (585.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	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.