

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



4 Calotype Lane, Harrow

£2,350 P.C.M

Key Features include:

- Two Bedroom Newly Built Apartment
- En-suite Shower Room
- Fourth Floor
- Entryphone System
- Gas Central Heating
- Double Glazing
- On-Site Concierge
- Free Use Of On-Site Gym
- Balcony
- Unfurnished

Property Overview:

This brand new, ultra contemporary TWO BEDROOM, TWO BATHROOM fourth floor apartment is positioned in the Eastman Village development created by Barratt Homes. The property boasts multiple benefits, conveniently located within walking distance to Harrow & Wealdstone overground station providing swift access to Euston Station. UNFURNISHED

Accommodation:

Entrance Hall

Double door to storage cupboard with space for washing machine, second storage cupboard and open plan to lounge/kitchen area.

Kitchen/Lounge Area 23' 1" x 11' 7" (7.03m x 3.53m)

Newly fitted with a matching range of base and eye level units, worktop space over with under unit lighting, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, window to rear and door to:-

Balcony 3.99m (13'1") x 1.44m (4'9")

Principal Bedroom 12' 2" x 10' 11" (3.71m x 3.32m)

Window to rear, curtains and new fitted carpet.

En-suite Shower Room 7' 1" x 5' 0" (2.16m x 1.52m)

Luxury suite including wash hand basin with storage area below, low level flush WC, recessed double shower enclosure, heated towel rail and ceramic tiled flooring.

Bedroom 2 12' 2" x 9' 0" (3.71m x 2.74m)

Window to rear, newly fitted carpet and curtains.

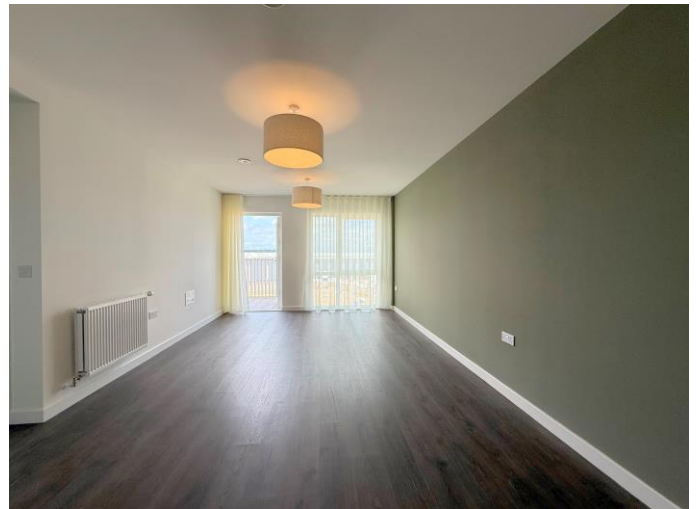
Bathroom 7' 1" x 6' 7" (2.16m x 2.01m)

Luxury suite including bath with shower attachment, shower screen, low level flush WC, wash hand basin with storage area below, heated towel rail and ceramic tiled flooring.

Outside

Gated underground parking space for one car, exclusive use of on-site gym and green space.

Council Tax Band: D EPC Rating: B



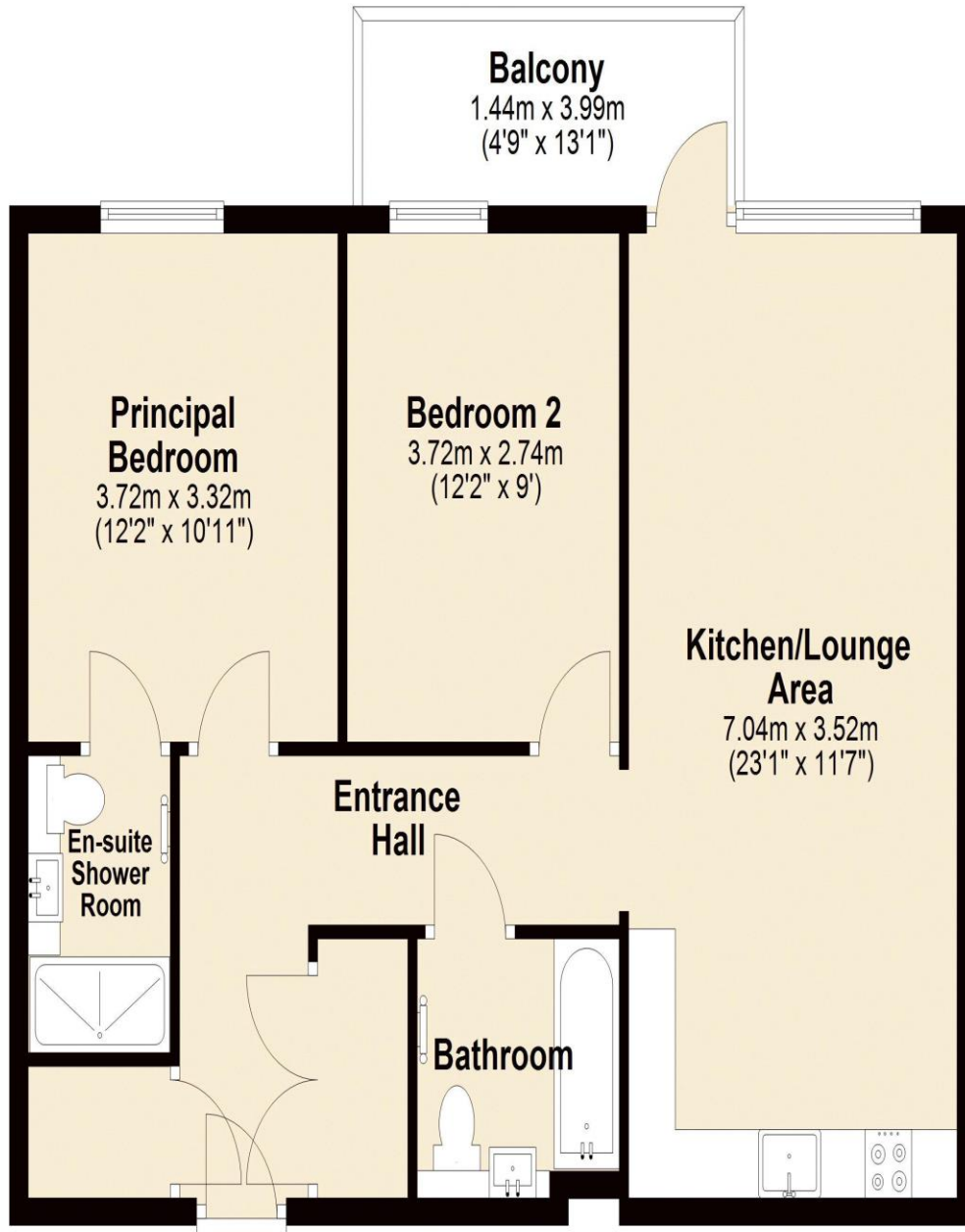


To arrange a viewing call:
020 8421 4847

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Fourth Floor

Approx. 70.1 sq. metres (754.4 sq. feet)
(excluding Balcony)



Total area: approx. 70.1 sq. metres (754.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	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.