

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Broadway Parade, Harrow

£1,400 P.C.M

Key Features include:

- One Bedroom
- Second Floor
- Gas Central Heating
- Double Glazing
- Front Entrance
- Video Entryphone
- Part Furnished

Property Overview:

Located in the heart of North Harrow, this larger than average ONE DOUBLE bedroom second floor apartment above commercial premises offers stylish interiors and is moments from local amenities including North Harrow's Metropolitan line station. PART FURNISHED

Accommodation:

Landing

Window to rear, loosely laid carpet, door to:

Lounge/Diner 14' 0" x 13' 4" (4.26m x 4.06m)

Two windows to front, tiled floor, blinds and two small white tables.

Kitchen/Breakfast Room 11' 2" x 7' 6" (3.40m x 2.28m)

Window to rear, tiled floor, modern range of wall and low level units including electric oven, gas hob, extractor hood, sink/drainage, washing machine, breakfast table and fridge/freezer.

Principal Bedroom 14' 0" x 9' 0" (4.26m x 2.74m)

Window to front, tiled floor, blind, two double fitted wardrobes and double bed/mattress.

Shower Room

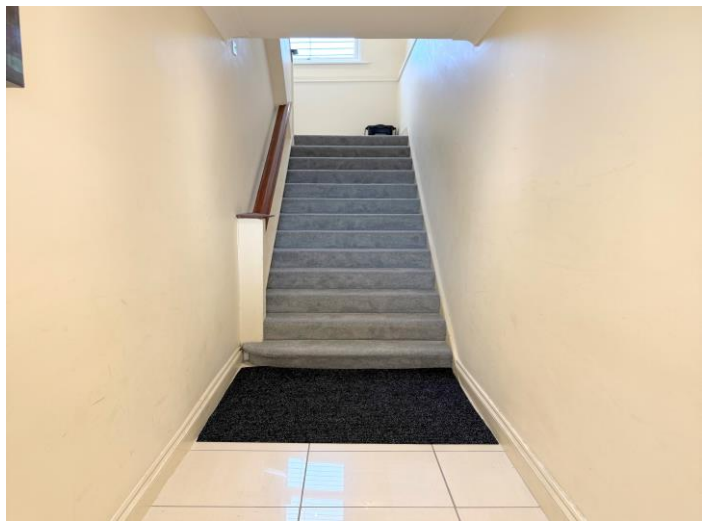
Modern suite including shower cubicle, low level flush WC, heated towel rail and wash hand basin with vanity cupboard beneath/mirror with lights above.

Outside

Parking available in nearby street. (may be subject to obtaining a permit)

Council Tax Band: C EPC Rating: D



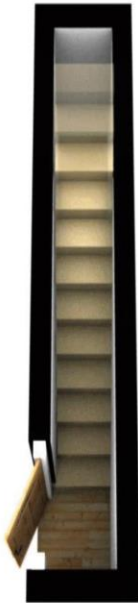


To arrange a viewing call:
020 8421 4847

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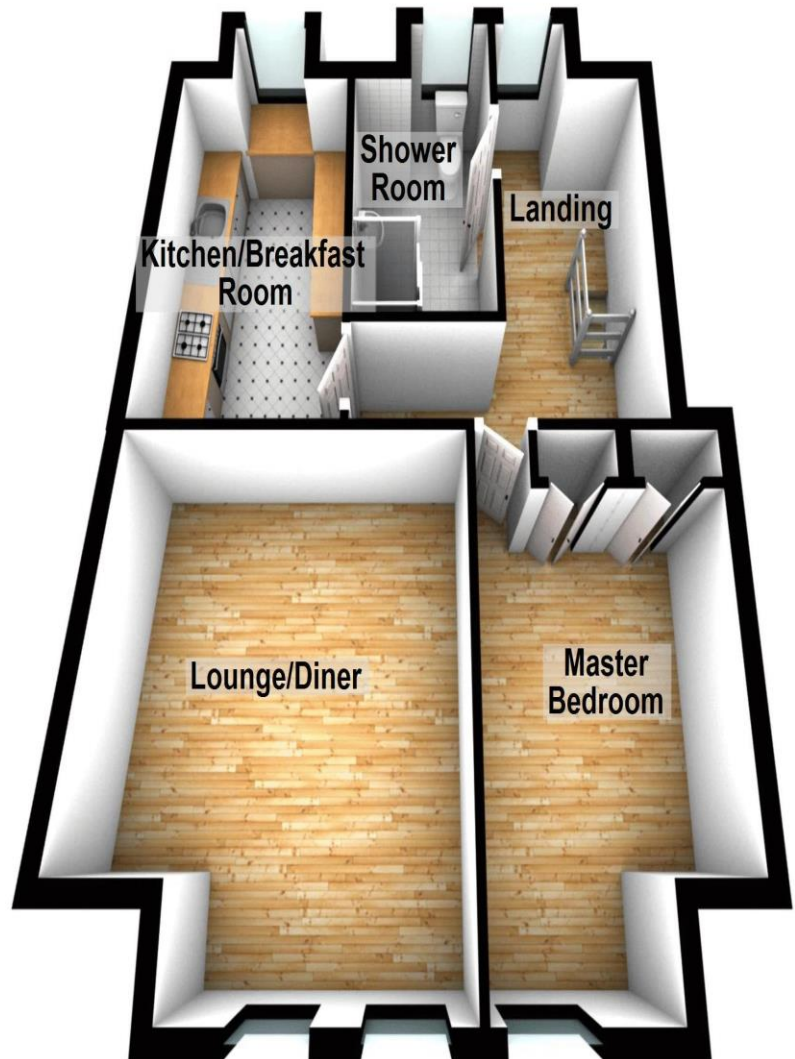
First Floor

Approx. 2.3 sq. metres (24.3 sq. feet)



Second Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Total area: approx. 52.9 sq. metres (569.8 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		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80
			57
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	78
			51

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.