

ROBERTSON PHILLIPS
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RP
**ROBERTSON
PHILLIPS**

Est. 1991

JUNIPER CLOSE, HARROW



One Bedroom Ground floor Flat

Guide Price £325,000



www.robertsonphillips.co.uk



Description

Robertson Phillips are please to be able to offer for sale this one bedroom ground floor, purpose built garden flat within a select development of just 8 flats. The property is presented in first class order throughout with smart contemporary interiors and fresh neutral décor, characterized by spacious open living areas. The accommodation comprises: Communal entrance hallway with security entry phone and staircase to the upper floors. The entrance hallway offers plenty of space with storage cupboards and leads through to the impressive open plan kitchen / living room. The kitchen is extensively fitted with a range of units, along with ample counter tops, and integrated appliances. The bright living area is spacious and enjoys direct access to the private rear garden. Further off the hallway is the principal bedroom, which is a generous double room with double aspect windows, allowing plenty of natural light to flow through. The main bathroom has a three piece suite including a glazed shower enclosure, W.C and wash basin, finished with tiled walls and flooring. Economical Solar heating is provided for the boiler. Outside, there is the aforementioned own rear garden and a wrap around front/side garden with direct access via the kitchen. Ample parking for residents and visitors close by as is a family friendly children's play area. Local schools include Roxbourne and Newton Farm and Heathland primaries, along with Rooks Heath and Whitmore High Schools. The property would suit those seeking a modern ready to move into apartment and for investors, we anticipate an achievable monthly rental of £1400 pcm. Jade Court is situated within walking distance of Rayners Lane and South Harrow amenities and stations, which provides the Metropolitan & Piccadilly lines into Central London.

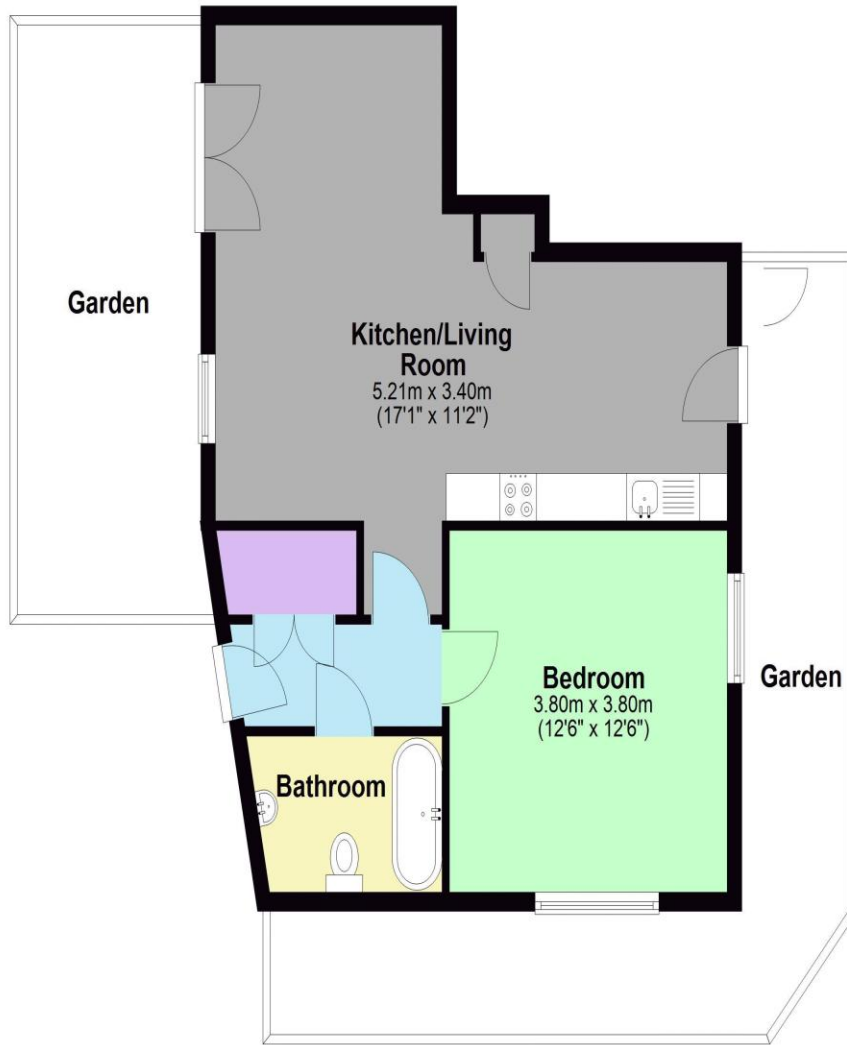


- *One bedroom ground floor garden flat*
- *Economical solar heating*
- *Close to all facilities*
- *Spacious open-plan lounge/diner/kitchen*
- *Modern throughout*
- *Rarely available with as much outside space*



Additional Information

TENURE: LEASEHOLD
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW
ENERGY EFFICIENCY RATING: C



Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)

Total area: approx. 53.5 sq. metres (576.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



We have not 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.