

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Est. 1991

SAPPHIRE COURT, NORTH HARROW



Two Bedroom Purpose Built Flat Offers In Excess Of £375,000

Description

This ideally located, two bedroom purpose built apartment enters the market with Robertson Phillips. The ground floor flat is situated just 0.2 miles from North Harrow station, so is well placed for commuters looking to get into the city with minimal fuss. Comprising of; Entrance hallway, spacious lounge/dining room, fitted kitchen, two good sized bedrooms and spacious bathroom. Further benefits include gas central heating, double glazing and attractive communal grounds.



Location: Sapphire Court, is on Pinner Road, just off the High Road itself, and 0.2 miles from North Harrow station which provides access to the metropolitan line. There is an array of eateries, amenities and the local gym also in eyeshot of the property.





- *Two bedroom ground floor purpose built apartment*
- *Gas fired central heating and double glazed windows*
- *Parking and communal gardens*
- *Offered for sale in good order throughout*
- *Lease with a Share of Freehold*
- *Viewing highly advised*



Additional Information

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



Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)

Total area: approx. 65.2 sq. metres (702.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.