

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



Priory Way, North Harrow

£1,350 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Private Rear Garden
- Newly Painted
- Original Wood Flooring
- Unfurnished

Property Overview:

Positioned a short walk to North Harrow's array of shops and Metropolitan line station, this newly decorated, larger than average TWO DOUBLE bedroom ground floor garden flat benefits from off street parking and is close to Pinner Park Primary School. UNFURNISHED

Accommodation:

Entrance Hall

Wooden flooring and storage cupboard.

Lounge/Dining Room 16' 4" x 14' 8" (4.97m x 4.47m)

Bay window to front, curtains, feature fireplace, wooden flooring and hatch to kitchen.

Kitchen 8' 8" x 7' 10" (2.64m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring gas hob with extractor hood over and new vinyl flooring to be fitted.

Master Bedroom 13' 7" x 12' 1" (4.14m x 3.68m)

Two windows to rear, curtains, range of fitted wardrobes, wooden flooring and double doors to rear garden.

Bedroom 2 12' 0" x 7' 5" (3.65m x 2.26m)

Window to front, storage cupboard housing boiler and new carpet to be fitted.

Bathroom

Modern fitted with three piece suite with deep panelled bath with shower attachment, vanity wash hand basin with cupboards under, drawers, tiled surround, mirror, shaver point, shower curtain, low-level flush WC and vinyl flooring.

Garden

Attractive, secluded private rear garden with lawn area, patio area and storage shed.

Council Tax Band: D EPC Rating: C



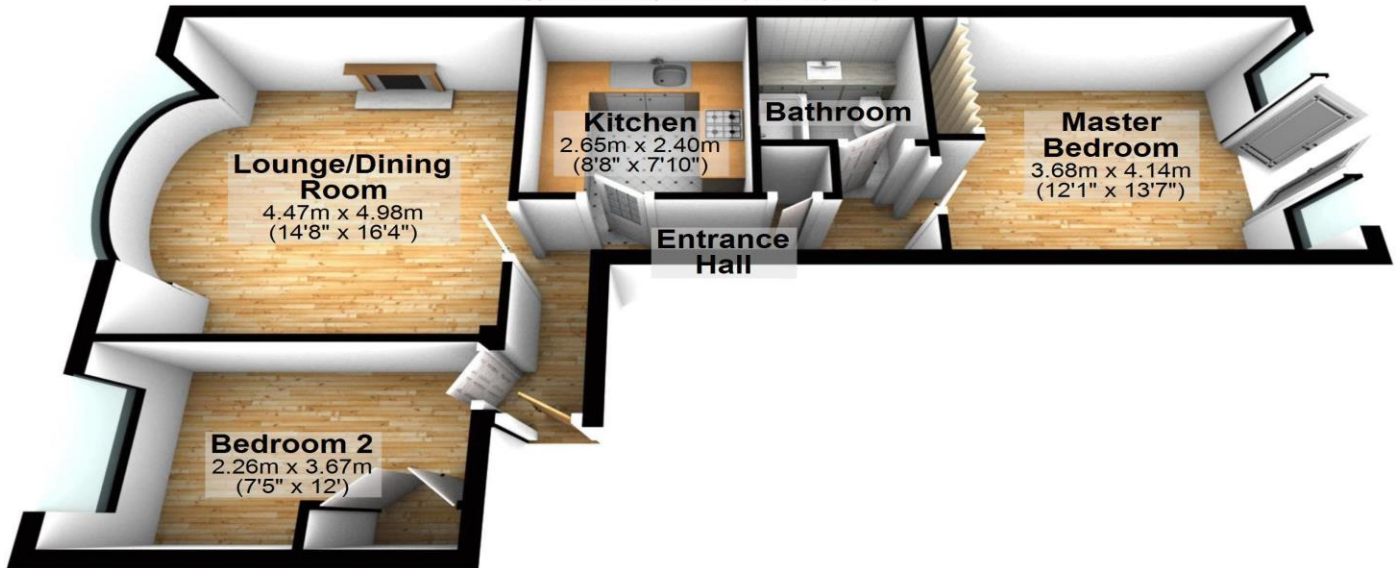


To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

Ground Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Total area: approx. 57.6 sq. metres (620.1 sq. feet)



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.