

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

40 Station Road, North Harrow,  
Middlesex, HA2 7SE  
Tel: 0208 863 1122

Email: [harrow@robertsonphillips.co.uk](mailto:harrow@robertsonphillips.co.uk)

Harrow Lettings: 0208 092 4045  
Hatch End/Pinner Sales: 0208 428 7161



**ROBERTSON  
PHILLIPS**

Est. 1991

## ***THE GARDENS, WEST HARROW***



***Four Bedroom Terraced House with Garage***

***£625,000***



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)



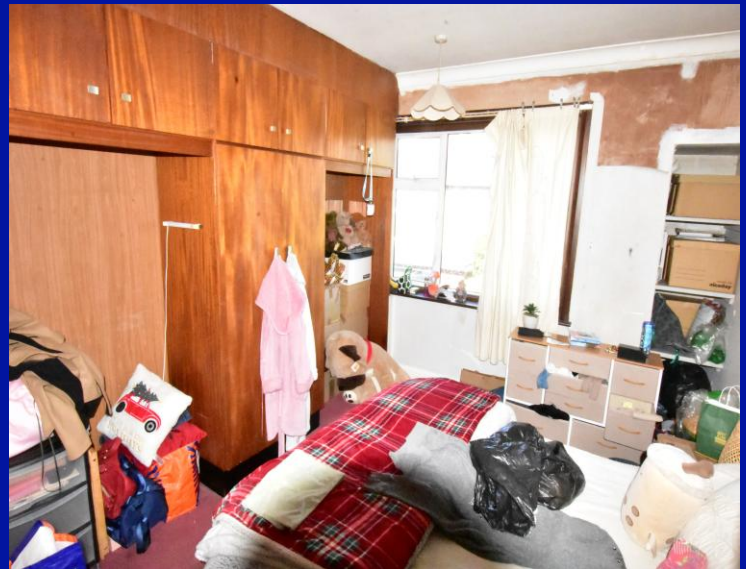
## *Description*

Robertson Phillips are delighted to be able for sale this CHAIN FREE, four bedroom characterful house located facing out onto a green in a prime position just moments' walk from West Harrow Metropolitan Line station and well regarded schools. This attractive house, in need of renovation, overlooking a green to the front offers an ideal project for someone looking to buy a house to modernize to their own tastes and standards. Offered for sale with the benefit of no onward chain, the property features a through lounge/dining room, an extended kitchen and a ground floor shower room. The first floor offers the three original bedrooms, bathroom and WC with the fourth bedroom within the loft conversion. As an added feature the property benefits from a separate single garage a short distance away, close to the station.



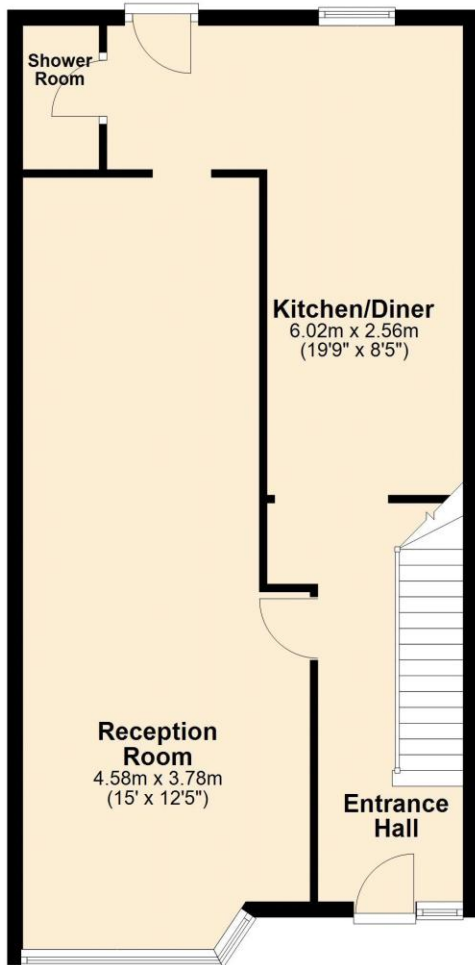


- *Four bedroom character house*
- *Seperate garage located close by*
- *Some updating required*
- *Great location facing out onto a green*
- *Enxended to the rear and into the loft*
- *Viewing advised*

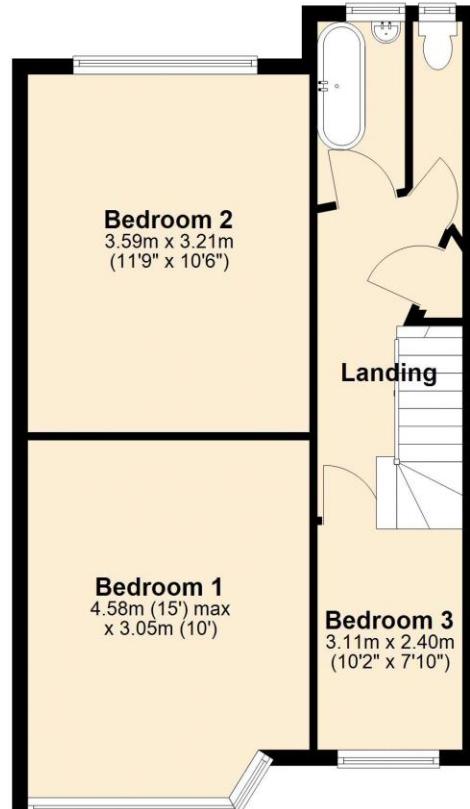


### Additional Information

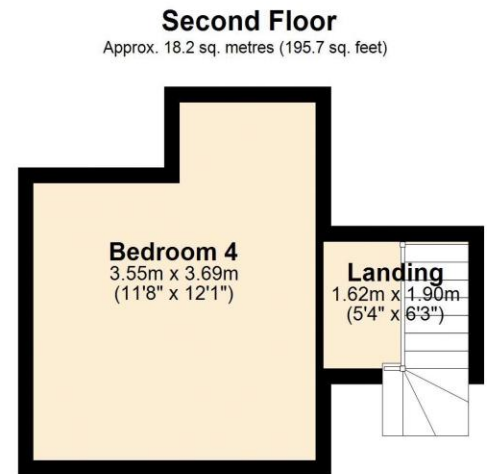
TENURE. FREEHOLD  
LOCAL AUTHORITY. LONDON BOROUGH OF HARROW  
ENERGY EFFICIENCY RATING. T/B/A



**Ground Floor**  
Approx. 66.3 sq. metres (713.5 sq. feet)



**First Floor**  
Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 136.7 sq. metres (1471.5 sq. feet)



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.