

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Grant Road, Harrow

£1,400 P.C.M

Key Features include:

- One Bedroom
- Second Floor
- Economy 7/Electric Heating
- Double Glazing
- Juliet Balcony
- New Carpets
- Newly Painted Throughout
- Video Entryphone
- Unfurnished

Property Overview:

Having recently been repainted and recarpeted throughout, this bright and spacious one bedroom second floor apartment is presented in excellent condition and offers well-proportioned accommodation throughout. Ideally situated within easy walking distance of local shops and Harrow & Wealdstone Station, the property provides swift and convenient access into Central London. **UNFURNISHED**

Accommodation:

Entrance Hall 0' 0" x 0' 0" (0m x 0m)

One storage cupboard, fitted carpet, door to second storage cupboard housing hot water tank.

Lounge/Dining Room 14' 6" x 13' 4" (4.42m x 4.06m)

Fitted carpet, double doors to Juliet balcony, open plan to:-

Kitchen Area 9' 2" x 8' 8" (2.79m x 2.64m)

Fitted with a modern matching range of base and eye level units with worktop space over, under unit lighting, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, slimline dishwasher, washing machine, electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over and vinyl flooring.

Bedroom 11' 6" x 11' 1" (3.50m x 3.38m)

Window to rear, curtains, fitted carpet and fitted wardrobes.

Bathroom 7' 2" x 5' 9" (2.18m x 1.75m)

Fitted with modern three piece suite with comprising, deep panelled bath with built in shower over, pedestal wash hand basin, fully tiled, shower curtain, low-level flush WC, extractor fan, wall mounted mirror, shaver point and light and vinyl flooring.

Council Tax Band: C EPC Rating: C



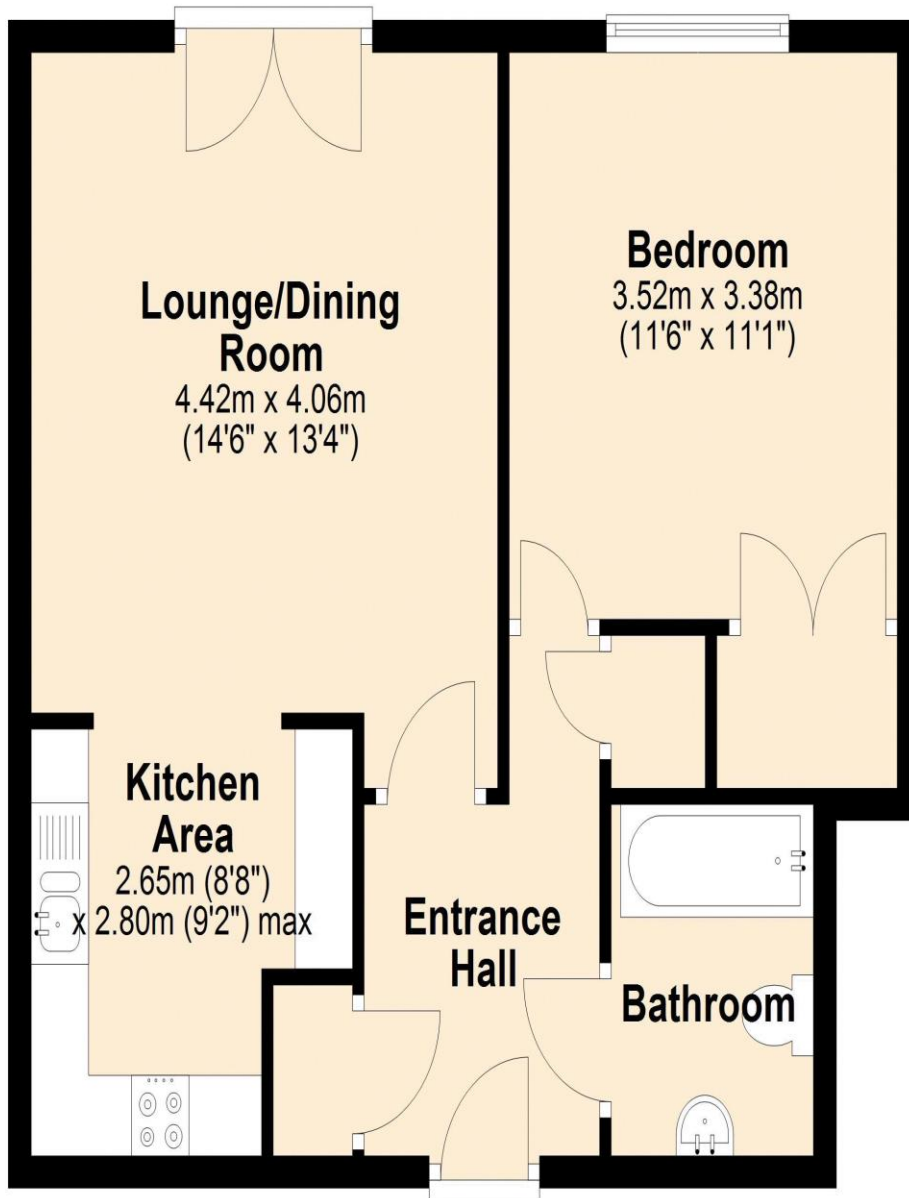


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 50.0 sq. metres (537.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>www.epc4u.com</small>		

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.