

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



25 Elms Road, Harrow Weald £495,000



www.robertsonphillips.co.uk



Attractive Two Bedroom, Two Bathroom very spacious Ground Floor Apartment, completed in 2012 and located in this exceptional development.

Situated in an ideal location for the Harrow & Stanmore area with local shops, restaurants and transport nearby.

Comprising lounge/dining room with doors to private patio, superb, fitted kitchen with integral appliances, two double bedrooms, guest bathroom and en suite shower. Features include video entry system, communal gardens and underground parking.

There is No Upper Chain.



Ground Floor

Entrance Hall

Welcoming area with cupboard housing fuse box etc.

Lounge/Dining Room 20' 5" x 13' 9" (6.22m x 4.19m)

Very spacious room with Double glazed double doors to front and double glazed doors to patio and garden.

Kitchen/Breakfast Room 16' 4" x 9' 4" (4.97m x 2.84m)

Excellent fitted kitchen with a matching range of base and eye level units in Quartz with inset 1+1/2 bowl sink with mixer tap. Cupboard housing Glow worm wall mounted gas boiler, integrated fridge, freezer, dishwasher and washer/dryer, oven, five ring gas hob with extractor hood, double glazed window to front.



Guest Bathroom

Bath with hand shower attachment and glass screen, vanity wash hand basin with storage under, tiled walls and shaver point and light and low-level WC, heated towel rail.

Bedroom One 15' 6" x 13' 5" (4.72m x 4.09m)

Very spacious bedroom with range of fitted wardrobes, airing cupboard housing hot water cylinder, double glazed double doors to garden, door to:

En-suite Shower Room

With tiled shower enclosure with glass screen, twin vanity wash hand basins with storage under, fully tiled walls, low-level WC and heated towel rail, shaver point and light.

Bedroom Two 12' 10" x 8' 3" (3.91m x 2.51m)

Double glazed window to side

Parking

Underground parking space and storage cupboard.

Private Patio

Leading to communal garden.

Council Tax Band E

Lease

Approx 112 years remaining 2026

Service Charge & Ground Rent

£3,053.28 for 2025 Ground Rent £335p.a.

EPC Rating B

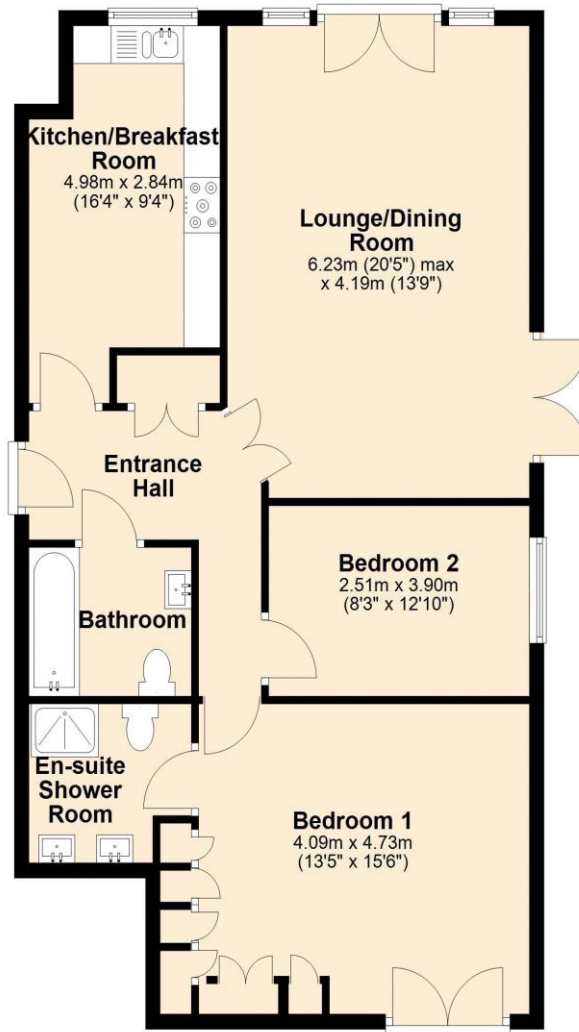


KEY FEATURES:

- Two Bedrooms • En suite shower • Spacious Lounge/diner • Superb fitted kitchen • Guest Bathroom • Video entry
- Under floor heating • Underground Parking

Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

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



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.