

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Courtenay Avenue, Harrow**

**£1,750 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- End Of Terrace
- Recently Refurbished
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Off Street Parking
- Unfurnished

# Property Overview:

This rarely available and recently refurbished TWO DOUBLE bedroom end of terrace house boasts ultra contemporary interiors benefiting from a private rear garden and off street parking. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Stairs leading to first floor.

### Lounge 15' 2" x 12' 3" (4.62m x 3.73m)

Window to front, blind and laminate flooring, door to:-

### Kitchen/Breakfast Room 15' 2" x 8' 2" (4.62m x 2.49m)

Modern matching range of base and eye level units with granite worktop over under unit lighting, stainless steel sink with mixer tap, drainer, integrated dishwasher, washer.dryer, electric fan assisted oven, built-in four ring electric halogen hob with extractor hood over, built-in microwave, window to rear, blind and laminate flooring.

### Inner Hallway

Laminate flooring with door to rear garden.

### Understairs Storage

Large storage space.

### Landing

Fitted carpet, door to:-

### Master Bedroom 18' 2" x 10' 1" (5.53m x 3.07m)

Window to front, blind, storage cupboard and fitted carpet.

### Bedroom 2 10' 6" x 9' 7" (3.20m x 2.92m)

Window to rear, blind and fitted carpet.

### Shower Room

Modern suite including tiled shower cubicle, vanity wash hand basin with cupboards under, LED mirror above, low-level flush WC, two windows to rear, heated towel rail, ceramic tiled flooring and under floor heating.

### Rear Garden

Patio and lawn with gated side access.

**Council Tax Band: C EPC Rating: D**





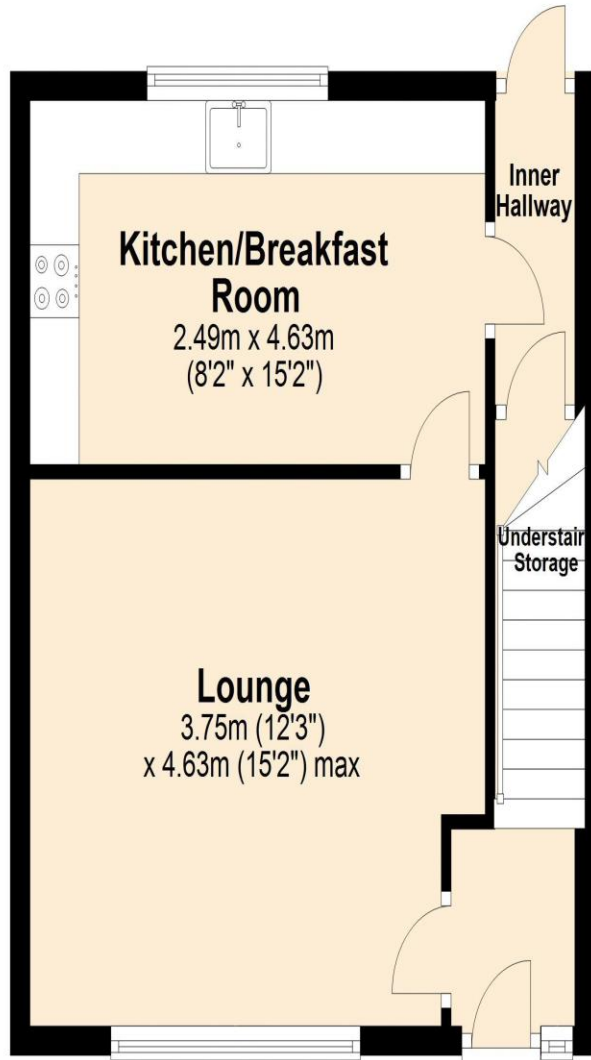


To arrange a viewing call:  
**020 8421 4847**

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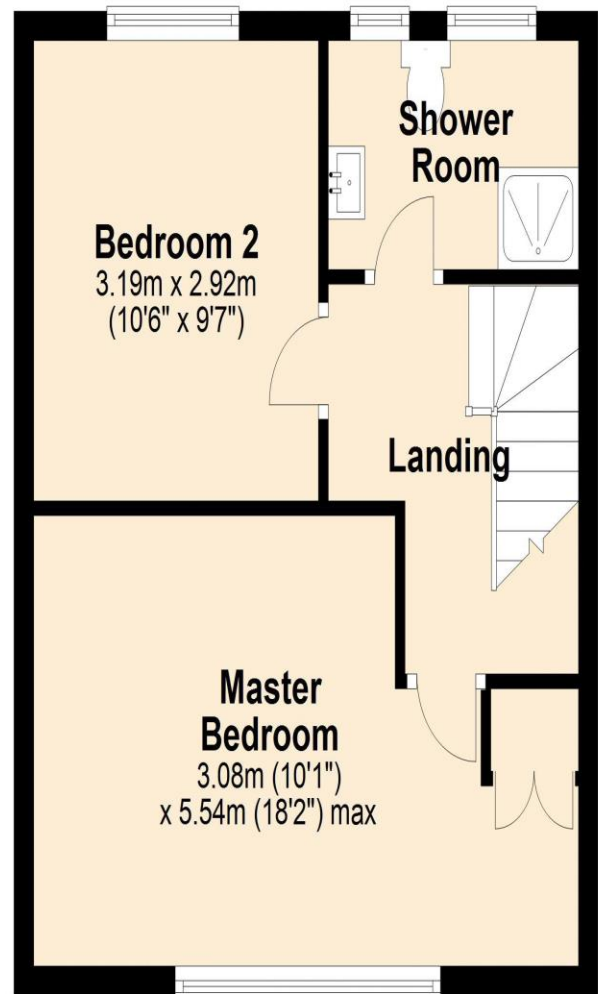
## Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 70.2 sq. metres (755.8 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60   D	83   B

**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.