

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



Est. 1991



Canterbury Road, North Harrow

£1,595 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Large Rear Garden
- Gas Central Heating
- Double Glazing
- Shared Drive
- Off Street Parking
- Alarm
- Unfurnished

Property Overview:

This beautifully presented, ultra contemporary TWO DOUBLE BEDROOM ground floor maisonette is situated within a short walk to North Harrow shops, Metropolitan line station and benefits from a large private rear garden and off street parking. UNFURNISHED

Accommodation:

Entrance Hall

Fitted carpet, small under stairs storage cupboard and door to:-

WC

Window to side, low level flush WC and wash hand basin.

Master Bedroom 13' 1" x 11' 4" (3.98m x 3.45m)

Window to front, shutters, feature fireplace (decorative only) and fitted carpet.

Bedroom 2 9' 1" x 8' 7" (2.77m x 2.61m)

Window to side, fitted carpet and blind.

Lounge/Diner 13' 2" x 11' 4" (4.01m x 3.45m)

Fitted carpet, storage cupboards, shelves and open plan to:-

Kitchen 9' 4" x 8' 4" (2.84m x 2.54m)

Modern matching range of base and eye level units with under unit lighting, 1+1/2 bowl stainless steel sink with single drainer, mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, grill, window to rear, vinyl flooring and door to rear garden.

Bathroom

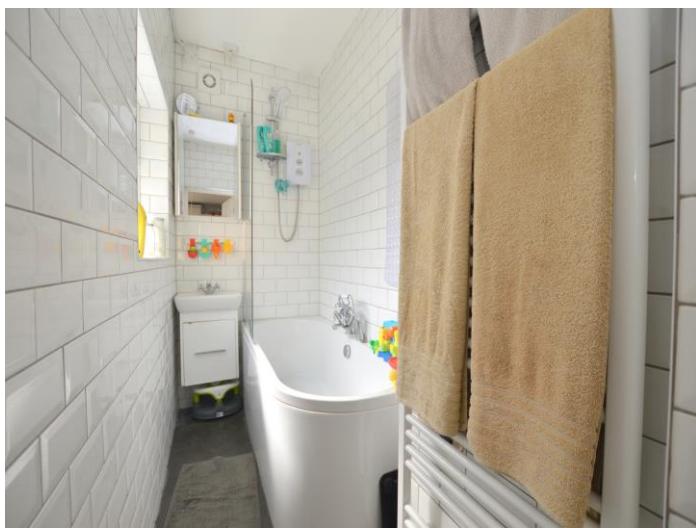
Modern fitted two piece suite comprising deep panelled bath with shower attachment, electric shower above, shower screen, vanity wash hand basin with cupboard under, mixer tap, tiled surround, window to rear and heated towel rail.

Outside

Front garden, shared drive with off street parking for one car, large rear garden with two decked areas, lawn and shed.

Council Tax Band: C EPC Rating: C



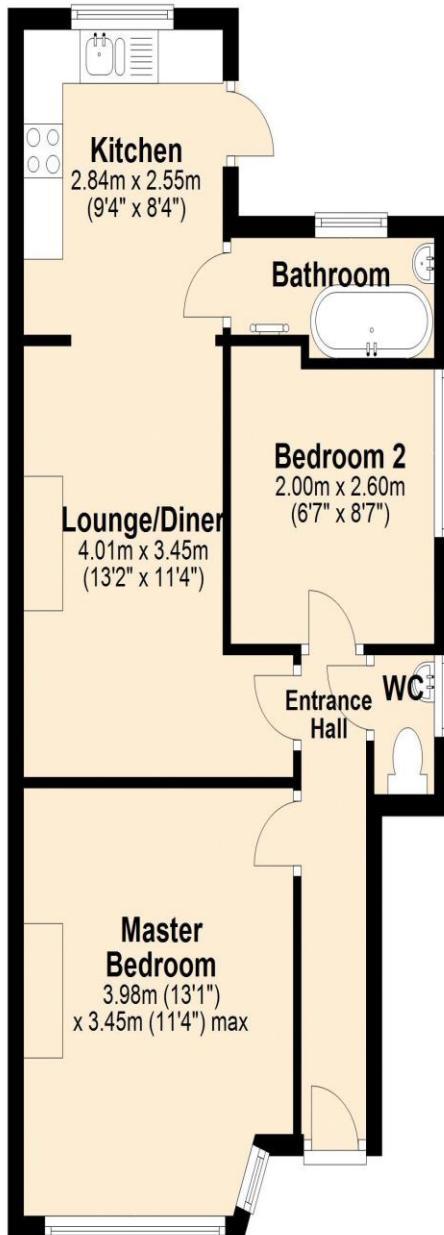


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 48.1 sq. metres (517.9 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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.