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**ROBERTSON  
PHILLIPS**

Est. 1991



**Warrington Road, Harrow**

**£1,750 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- First Floor Duplex Apartment
- Central Location
- Gas Central Heating
- Double Glazing
- New Carpets
- Allocated Parking Space
- Part Furnished

# Property Overview:

A recently improved, contemporary TWO DOUBLE bedroom first floor duplex apartment located in the heart of Harrow within walking distance to Harrow on the Hill town centre and Metropolitan/Piccadilly line station allowing direct access into Central London. PART FURNISHED

## Accommodation:

### Entrance Hall 10' 1" x 5' 0" (3.07m x 1.52m)

Laminate flooring, storage cupboard including washing machine and stairs.

### Lounge/Kitchen Area 14' 5" x 12' 3" (4.39m x 3.73m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in electric halogen hob with extractor hood over, built-in microwave, window to front and laminate flooring.

### Bedroom 2 12' 8" x 9' 1" (3.86m x 2.77m)

Two windows to side, laminate flooring and built in storage cupboard.

### Landing 7' 7" x 5' 2" (2.31m x 1.57m)

Carpet and door to: -

### Principal Bedroom 13' 7" x 13' 7" (4.14m x 4.14m)

Window to side, skylight, new carpet, bed frame, two bedside tables and double wardrobe.

### Bathroom 1.85m (6'1") x 1.64m (5'5")

Modern suite including low level flush WC, vanity wash hand basin with cupboards beneath, mirror above, bath with shower screen and rain drop shower over, window to side and heated towel rail.

### Outside

Allocated parking space off street for one car.

Council Tax Band: C EPC Rating: C



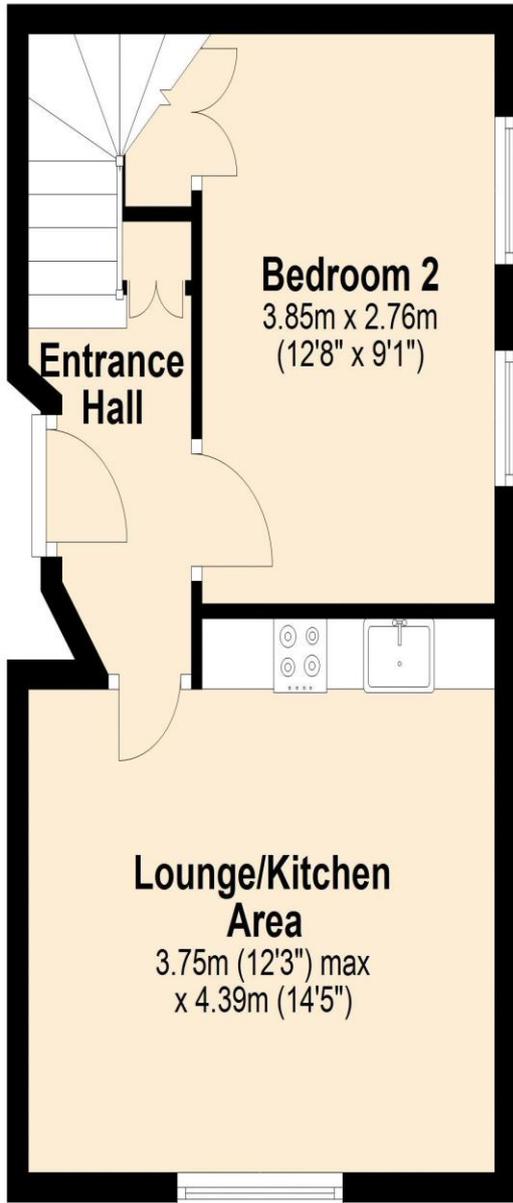


To arrange a viewing call:  
**020 8421 4847**

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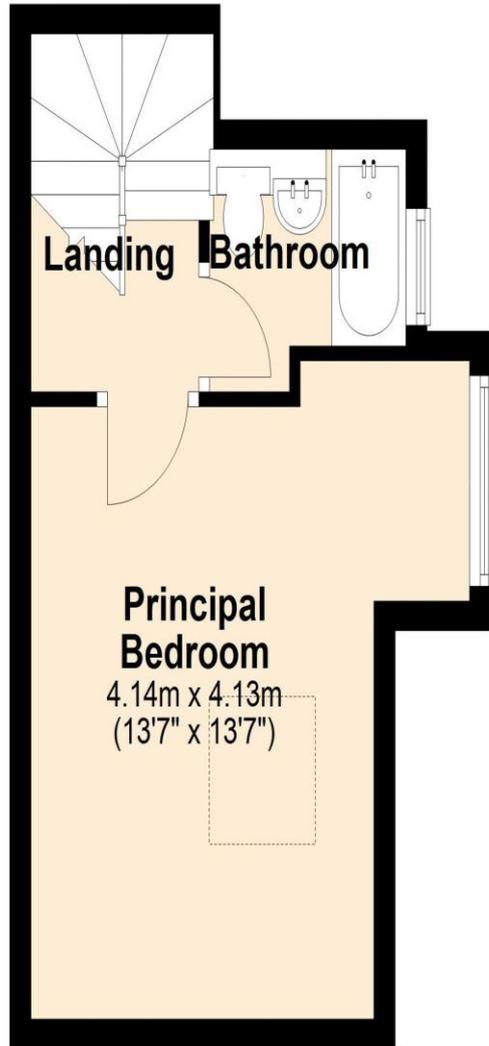
## First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



## First Floor

Approx. 21.9 sq. metres (235.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.