

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Alandale Drive, Pinner

£1,250 P.C.M

Key Features include:

- Two Double Bedrooms
- Gas Central Heating
- First Floor
- Private rear garden
- Modern Interiors
- Off Street Parking
- Double Glazing
- Use Of Loft
- Part Furnished

Property Overview:

Positioned within a short walk to both Pinner and Northwood Hills metropolitan line stations, this TWO DOUBLE bedroom first floor maisonette boasts stylish interiors and benefits from off street parking and large rear garden. PART FURNISHED

Accommodation:

Entrance Hall

Carpet, fully boarded loft, door leading to rear garden and stairs to: -

Landing

Fitted carpet and door to:-

Lounge/Dining Room 13' 6" x 11' 9" (4.11m x 3.58m)

Window to rear, curtains, corner sofa, feature fireplace (not operational), coffee table, side table, shelves and fitted carpet.

Kitchen 9' 4" x 8' 9" (2.84m x 2.66m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, washing machine, electric fan assisted oven, four ring gas with extractor hood above, window to rear and vinyl flooring.

Master Bedroom 12' 1" x 12' 0" (3.68m x 3.65m)

Window to front, range of fitted wardrobes, fitted carpet, blind, double bed frame, small table, chair and mirror.

Bedroom 2 10' 3" x 9' 1" (3.12m x 2.77m)

Window to front, blind, double wardrobe, fitted carpet, double bed with mattress, chest of drawers, desk and chair.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower above, shower curtain, low-level flush WC, mirror, window to side, heated towel rail and vinyl tiled flooring.

Outside

Pathway to large rear garden and off street parking for one car.

Council Tax Band: C

EPC Rating: D



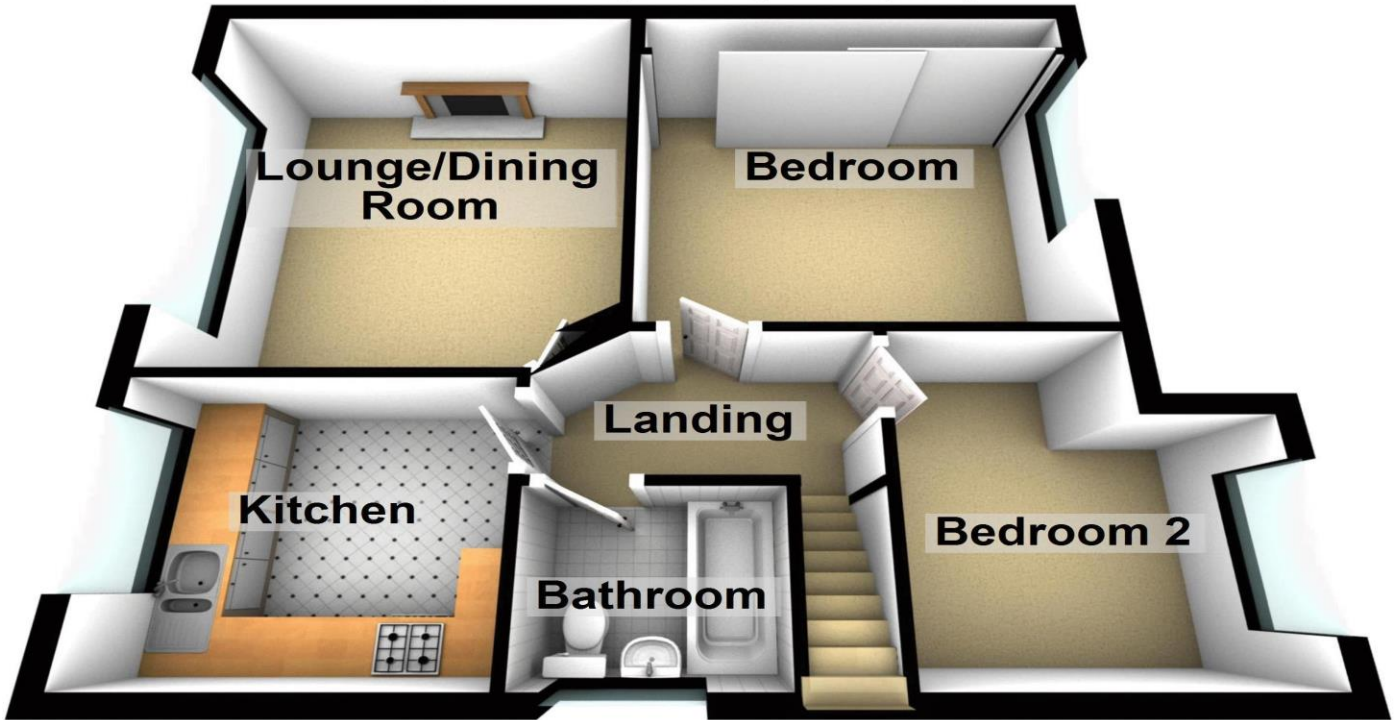


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 53.1 sq. metres (571.3 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	55	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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.