

ROBERTSON PHILLIPS  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847

  
**ROBERTSON  
PHILLIPS**  
Estate Agents



Windsor Close, Northwood Hills   Offers in Excess of  
£140,000



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)





A One Bedroom 2nd Floor Retirement Flat situated in a secluded close, yet within easy reach of local shops, restaurants and transport including a Metropolitan Underground station.

Comprising entrance hall, lounge/diner opening to fitted kitchen, double bedroom with large walk-in cupboard and recently fitted shower room/wc. Features include double glazing, emergency help pull cords to all rooms, security entry phone access system, lift to all floors, attractive gardens and ample parking.

No Upper Chain



#### Entrance Hall

Airing cupboard and very large storage cupboard.

Lounge/Diner 15' 6" x 9' 11" (4.72m x 3.02m)

Double glazed window to front, archway to:

Kitchen 9' 11" x 8' 1" (3.02m x 2.46m)

Obscure double glazed window. fitted wall and base units with inset sink. Washing machine, cooker and fridge/freezer. Part tiled walls.





**Bedroom** 12' 0" x 11' 4" (3.65m x 3.45m)  
Bright room with double glazed window to front, deep walk in cupboard, free standing wardrobe, chests of drawers and bedside cabinets.

#### **Shower Room**

Recently fitted with tiled shower enclosure and glass screen, vanity wash hand basin with storage under and low-level WC. Double glazed window to side.

#### **Gardens**

Well maintained gardens laid to lawn with trees and shrubs.

#### **Lease**

125 years from 1992.

#### **Service Charge**

£3,228p.a. p.a. for 2025

This includes ground rent.

#### **Council Tax**

Band D

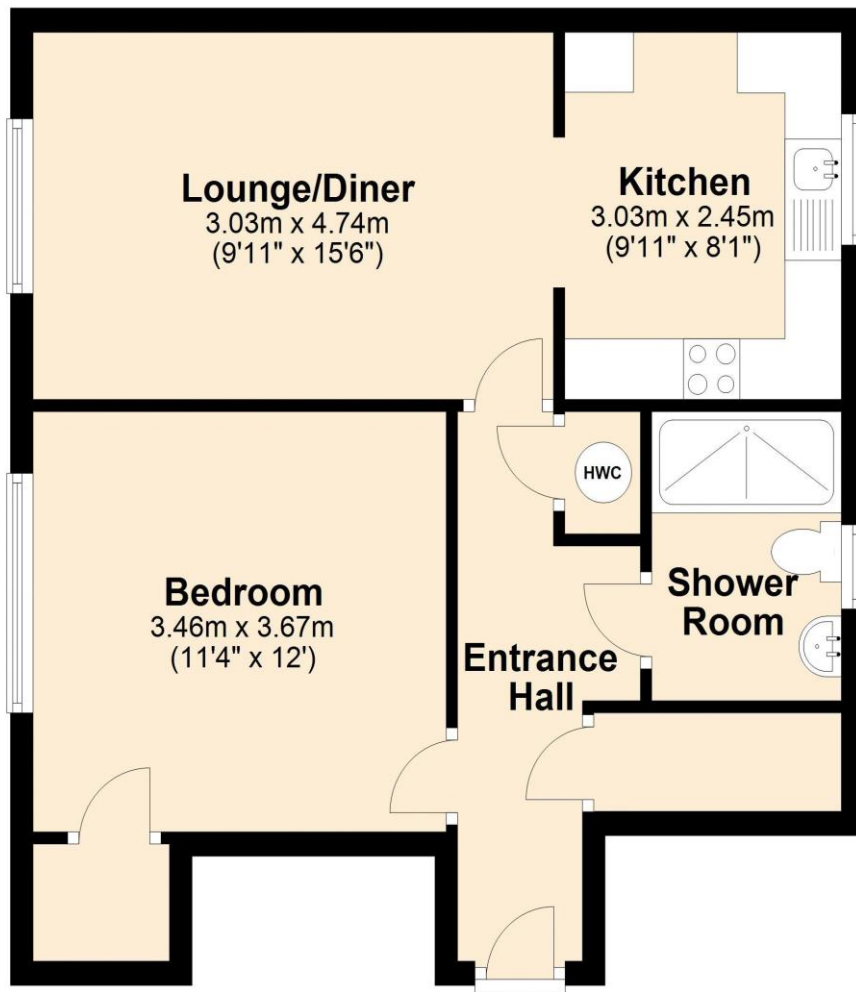


## KEY FEATURES:

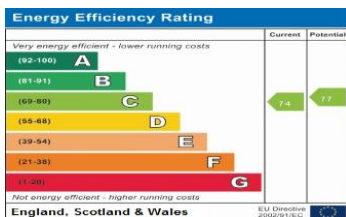
Double Bedroom ● Double Glazing ● Spacious Lounge/Diner ● Fitted Kitchen ● Shower Room/wc ● Metropolitan Underground ● No Upper Chain ●

### Second Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Total area: approx. 49.3 sq. metres (531.1 sq. feet)



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.