

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Wellington Road, Hatch End

£1,800 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Gas Central Heating
- Double Glazing
- Front/Rear Gardens
- New Bathroom
- Newly Painted
- Parking On Street
- Unfurnished

Property Overview:

Benefiting from direct access to an attractive rear garden, this newly painted ground floor TWO DOUBLE bedroom maisonette boasts light filled rooms with contemporary interiors moments from Hatch End Broadway with its array of restaurants, Grimsdyke Primary School and overground station. UNFURNISHED

Accommodation:

- Hall**
Laminate flooring, door to:
- Lounge/Diner 14' 3" x 12' 10" (4.34m x 3.91m)**
Double glazed window to front, two windows to side, laminate flooring and blinds.
- Kitchen/Breakfast Room 10' 8" x 9' 1" (3.25m x 2.77m)**
Fitted with a matching range of base and eye level units, stainless steel sink with mixer tap, slimline dishwasher, integrated washing machine, under unit fridge with small freezer, fan assisted electric oven, four ring gas hob with extractor hood above, double glazed window to side, double glazed window to rear, ceramic tiled flooring, double glazed door to garden leading to rear garden.
- Master Bedroom 12' 9" x 11' 2" (3.88m x 3.40m)**
Window to rear, range of wardrobes, laminate flooring and blinds.
- Bedroom 2 10' 8" x 9' 1" (3.25m x 2.77m)**
Double glazed window to side, single cupboard housing boiler, laminate flooring and blind.
- Bathroom**
Newly installed suite including panelled bath with shower over, shower screen, vanity wash hand basin with base cupboards, mixer tap, fully tiled walls, low-level flush WC, heated towel rail, wall mounted mirrored cabinet, obscure double glazed leaded light window to front and tiled flooring.
- Outside**
Attractive front/rear garden with patio area, lawn and shed to rear. Parking on street.

Council Tax Band: D EPC Rating: E



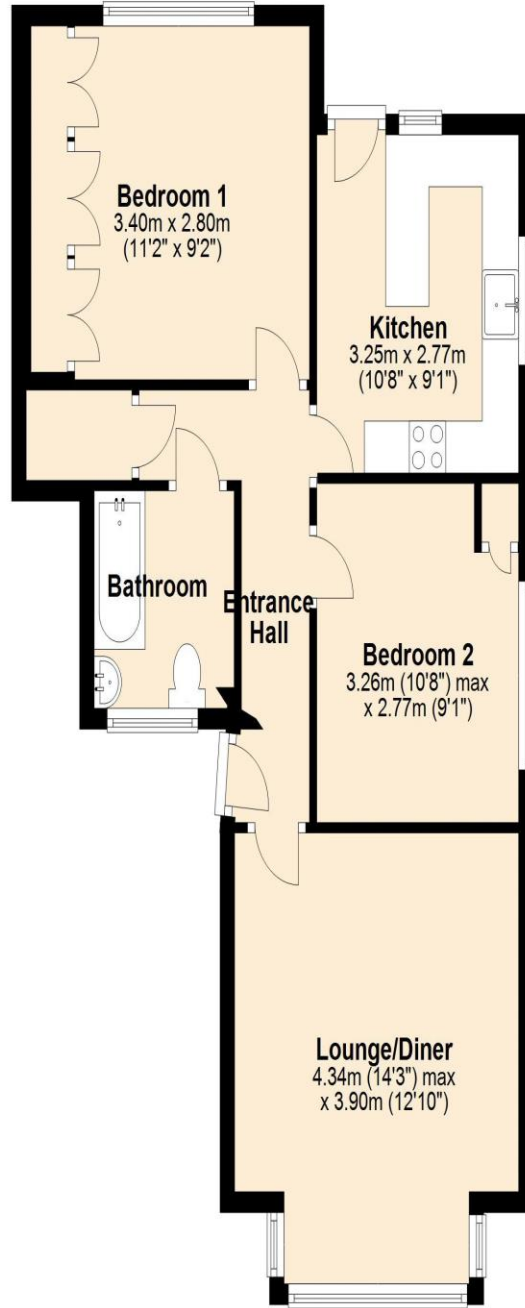


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.