

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Uxbridge Road, Hatch End

£1,450 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Courtyard Area
- Unfurnished

Property Overview:

Conveniently positioned on Hatch End high Street above commercial premises, this TWO DOUBLE bedroom first floor apartment is flooded with natural light throughout moments from popular eateries, shops and overground station.
UNFURNISHED

Accommodation:

Entrance Hall

Window to front, fitted carpet, door to:

Lounge 15' 9" x 11' 11" (4.80m x 3.63m)

Window to rear, window to front and newly fitted carpet.

Bedroom 2 11' 5" x 8' 0" (3.48m x 2.44m)

Window to rear and fitted carpet.

Bedroom 1 12' 8" x 10' 8" (3.86m x 3.25m)

Window to rear and fitted carpet.

Kitchen/Breakfast Room 12' 8" x 7' 8" (3.86m x 2.34m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, space for fridge/freezer and washing machine, built-in electric cooker with extractor hood over, window to rear, vinyl flooring and folding door to storage cupboard.

Bathroom

Fitted with three piece suite including deep panelled bath with shower attachment, glass screen, pedestal wash hand basin and low-level flush WC, tiled surround, window to side, window to front and door to storage cupboard housing boiler.

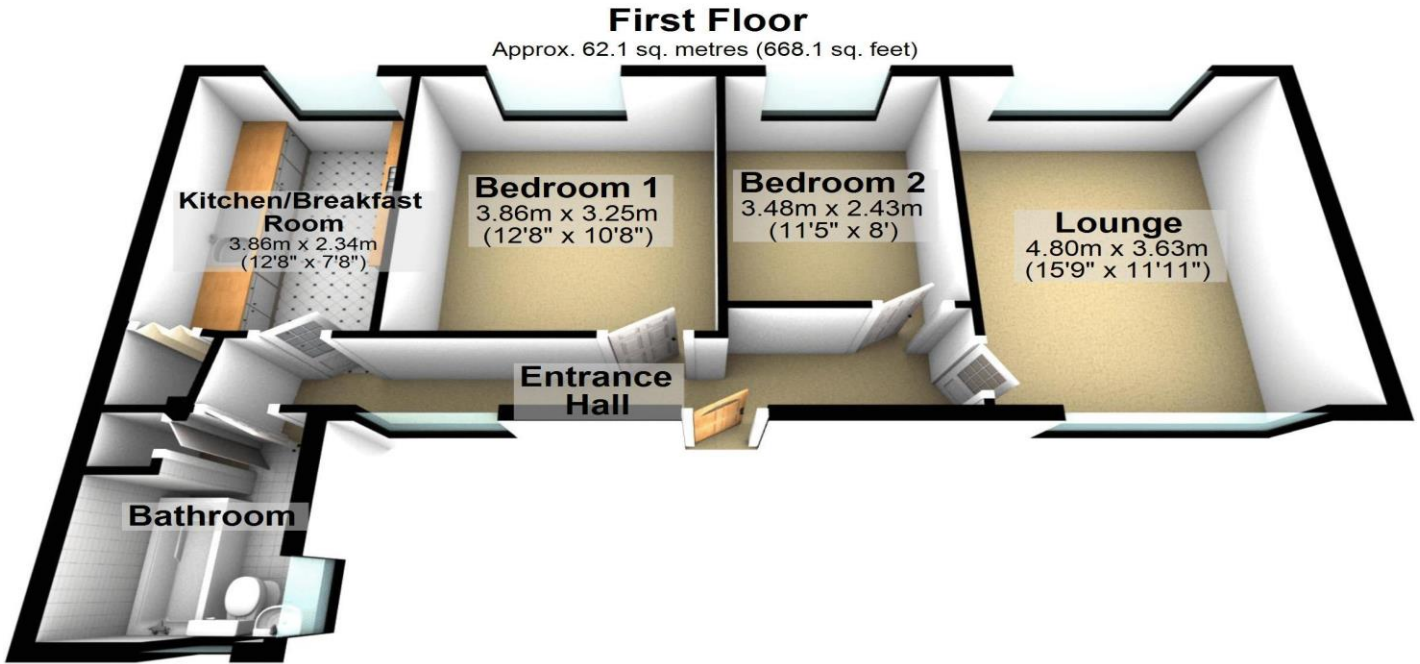
Council Tax Band: C EPC Rating: E





To arrange a viewing call:
020 8421 4847

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Total area: approx. 62.1 sq. metres (668.1 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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	7.1

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.