

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Oakdene Close, Hatch End**

**£1,575 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- Second Floor
- Entryphone System
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Secure Underground Parking
- Unfurnished

# Property Overview:

Boasting light filled rooms, this TWO BEDROOM second floor apartment is situated in the heart of Hatch End, moments from it's overground station, shops and sought after restaurants along with being within walking distance to Grimsdyke Infant & Junior School. UNFURNISHED

## Accommodation:

### Entrance Hall

Carpet, door to: -

### Lounge/Diner 15' 11" x 13' 11" (4.85m x 4.24m)

Carpet and curtains. Door to: -

### Kitchen/Breakfast Room 12' 4" x 7' 0" (3.76m x 2.13m)

Range of fitted wall and low level units with gas cooker, fridge/freezer, washing machine and two fitted storage cupboards.

### Master Bedroom 13' 1" x 9' 11" (3.98m x 3.02m)

Carpet, curtains and range of fitted wardrobes.

### Bedroom 2 12' 11" x 7' 0" (3.93m x 2.13m)

Carpet and curtains.

### Bathroom

Bath with shower attachment above, curtain, low level flush WC, sink and large storage cupboard.

### One Underground Parking Space

Additional permit parking on street.

### Communal Gardens

**Council Tax Band: D    EPC Rating: C**





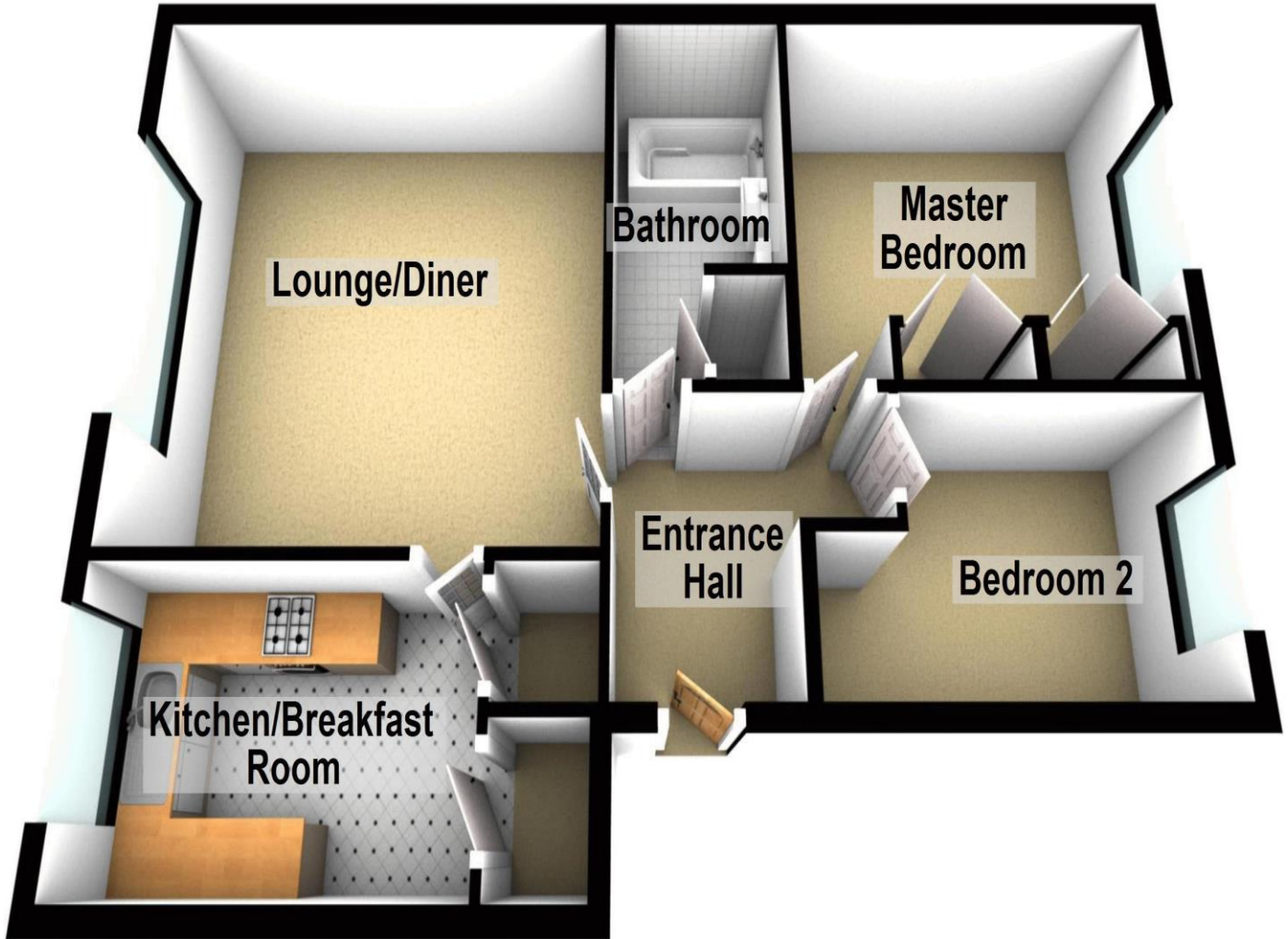


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
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# Second Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



Total area: approx. 62.9 sq. metres (676.7 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(95-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				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.