

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



Uxbridge Road, Hatch End

£1,200 P.C.M

Key Features include:

- One Bedroom
- First Floor
- Access Via Rear Entrance
- Gas Central Heating
- Double Glazing
- Parking On Street
- Overground Station Close By
- Furnished

Property Overview:

Ideally positioned in the heart of Hatch End, this spacious ONE DOUBLE bedroom first floor apartment above commercial premises offers modern interiors and is within walking distance to sought after restaurants and overground station allowing swift access into Central London. FURNISHED

Accommodation:

Communal Entrance

Door.

Entrance Hall

Radiator cover, shoe holder and door to:-

Bedroom 12' 8" x 9' 7" (3.86m x 2.92m)

Carpet, window to rear, fitted carpet, range of wardrobes with 5 drawers within, double bed frame and mattress, two white cabinets and curtains.

Shower Room

Modern suite including shower cubicle, low level flush WC and vanity wash hand basin with drawers and cupboards beneath.

Lounge 17' 5" x 9' 7" (5.30m x 2.92m)

Two windows to front, curtains, fitted carpet, sofa bed, desk, table and three chairs and TV stand. Open plan to:-

Kitchen 7' 7" x 5' 7" (2.31m x 1.70m)

Modern range of wall and base level units with four ring gas hob, extractor hood above, electric fan assisted oven and fridge/freezer.

Council Tax Band: C EPC Rating: C



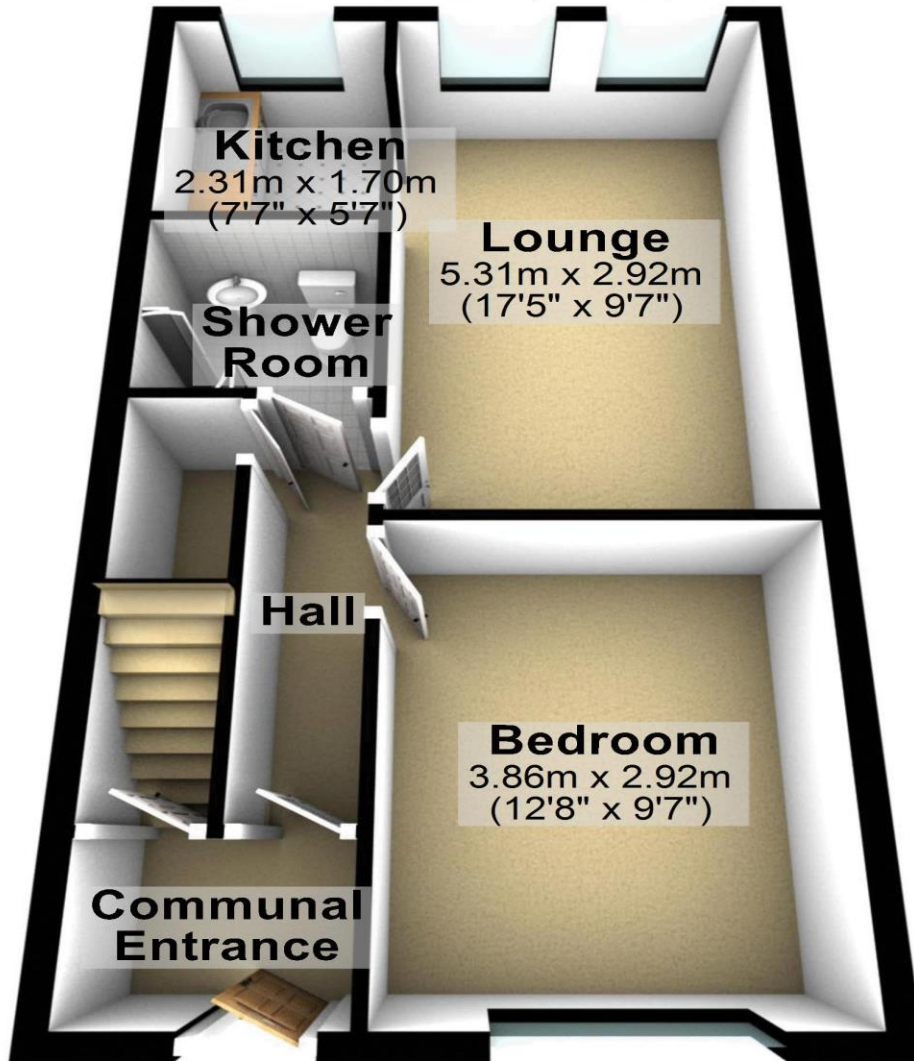


To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 43.8 sq. metres (471.4 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	76
		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.