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**ROBERTSON  
PHILLIPS**

Est. 1991



**Wellington Road, Hatch End**

**£1,700 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- Ground Floor
- Recently Refurbished
- Gas Central Heating
- Double Glazing
- Parking On Street
- Use Of Shared Garden
- Part Furnished

# Property Overview:

Positioned in the heart of Hatch End, this **TWO DOUBLE BEDROOM** ground floor maisonette boasts contemporary interiors and is within a short walk to Hatch End's fine dining restaurants and overground station. **PART FURNISHED**

## Accommodation:

### Entrance Hall

Vinyl flooring and three storage cupboards.

### Separate WC

Low level flush WC

### Lounge 14' 9" x 10' 8" (4.49m x 3.25m)

Window to front, double glazed windows to front, curtains, large sofa bed, foot stool and desk.

### Kitchen/Diner 11' 5" x 8' 8" (3.48m x 2.64m)

Modern range of low and wall level units. Double glazed window to rear, blind, sink/drain, washing machine, integrated fridge/freezer, electric hob and electric fan assisted oven with extractor above. Table with four chairs.

### Bedroom 1 12' 0" x 10' 8" (3.65m x 3.25m)

Wood laminate flooring, double glazed window to rear, curtains and desk.

### Bedroom 2 10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to front, wood laminate flooring, double bed and chest of drawers.

### Bathroom

Modern suite incorporating bath with shower attachment, shower screen, vanity wash hand basin with cupboards under, mirrored cabinet over, low level flush WC, heated towel rail, obscure double glazed window and vinyl flooring.

### Outside

Shared access to rear garden.

**Council Tax Band: C**

**EPC Rating: C**

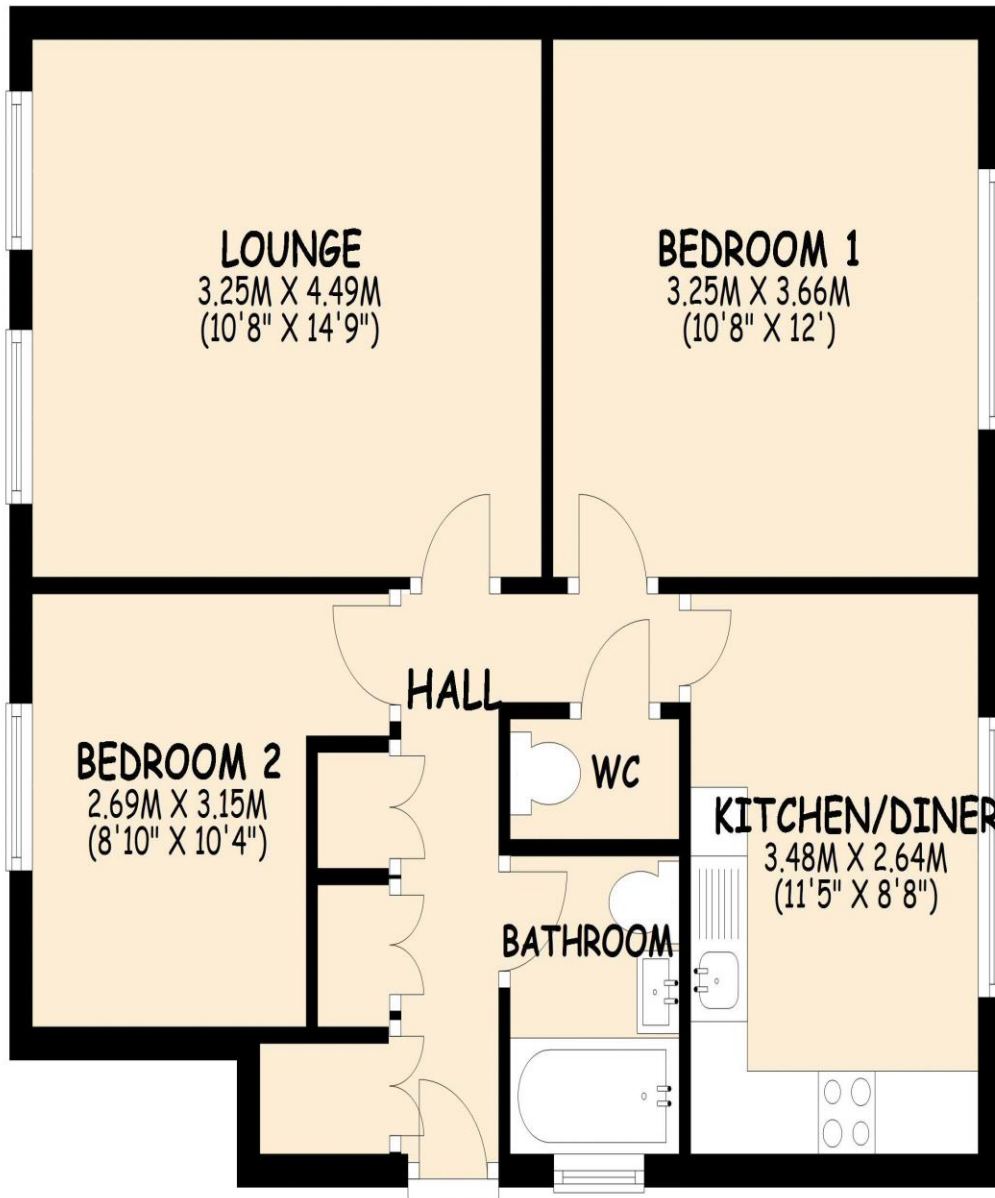




To arrange a viewing call:  
**020 8421 4847**

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# GROUND FLOOR



TOTAL AREA: APPROX. 53.5 SQ. METRES (575.7 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

**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.