

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

Est. 1991



**Royston Grove, Hatch End**

**£1,300 P.C.M**

**Key Features include:**

- One Bedroom
- First Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Parking On Street
- Prime Location
- Unfurnished

# Property Overview:

This exquisite, recently improved and larger than average ONE DOUBLE bedroom first floor apartment boasts high ceilings and contemporary interiors positioned within walking distance to Hatch Ends array of shops, restaurants and overground station. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Fitted carpet, door to:

### Lounge/Dining Room 18' 4" x 15' 4" (5.58m x 4.67m)

Two windows to side, three windows to front, fitted carpet and blinds.

### Kitchen 10' 9" x 6' 3" (3.27m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over with LED under unit lighting, stainless steel sink with single drainer, mixer tap, washing machine, fridge/freezer, electric cooker with extractor hood over, window to front and vinyl flooring.

### Bedroom 14' 0" x 9' 4" (4.26m x 2.84m)

Window to side, blind, one fitted wardrobe and one airing cupboard, fitted carpet and door to:-

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment, glass screen, pedestal wash hand basin, low-level flush WC, tiled surround, window to side, heated towel rail and vinyl flooring.

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



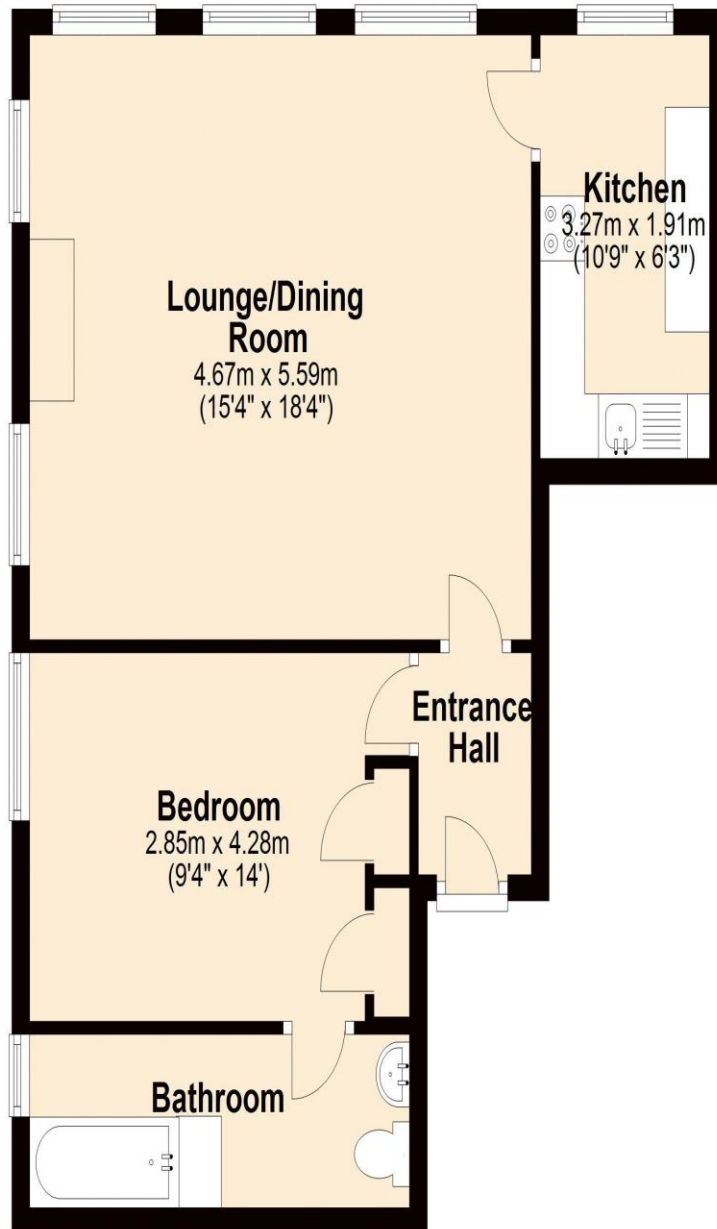


To arrange a viewing call:  
**020 8421 4847**

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

# First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	63   D
39-54	E		
21-38	F		
1-20	G		

**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.**