

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Uxbridge Road, Hatch End

£1,650 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Parking On Street
- Furnished

Property Overview:

Positioned in the heart of Hatch End with its array of restaurants, yet a short walk to Pinner Village also, this bright and stylish TWO DOUBLE bedroom first floor maisonette boasts warm, contemporary interiors. FURNISHED

Accommodation:

Entrance

Carpet, stairs leading to: -

Landing

Laminate flooring, coat stand and door to:-

Kitchen 9' 6" x 9' 3" (2.89m x 2.82m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, wall mounted combination boiler, fridge/freezer, slimline dishwasher, combined washer/dryer, electric cooker with extractor hood over, window to side, window to rear and ceramic tiled flooring.

Lounge/Diner 15' 0" x 13' 0" (4.57m x 3.96m)

Wood laminate floor, window to front, blind, feature coal effect gas fireplace, double sized sofa bed, table with 4 chairs and mirror.

Bedroom 2 11' 0" x 8' 9" (3.35m x 2.66m)

Window to front, window to side, laminate flooring, blinds, chest of drawers, built in wardrobe and single bed which opens into double bed.

Master Bedroom 12' 8" x 9' 8" (3.86m x 2.94m)

Window to rear, laminate flooring, blind, range of fitted wardrobes, king sized bed and mirror.

Bathroom

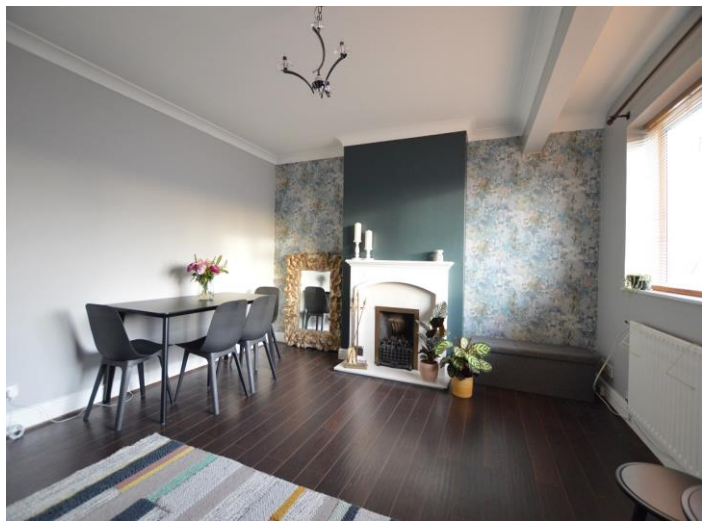
Modern fitted three piece suite comprising deep panelled bath with separate shower over, mixer tap, glass screen, low-level flush WC, wash hand basin, small floor standing cabinet, wall hung cabinet over, mirror, window to rear and radiator.

Outside

Side gate with access to private rear garden.

Council Tax Band: C EPC Rating: D



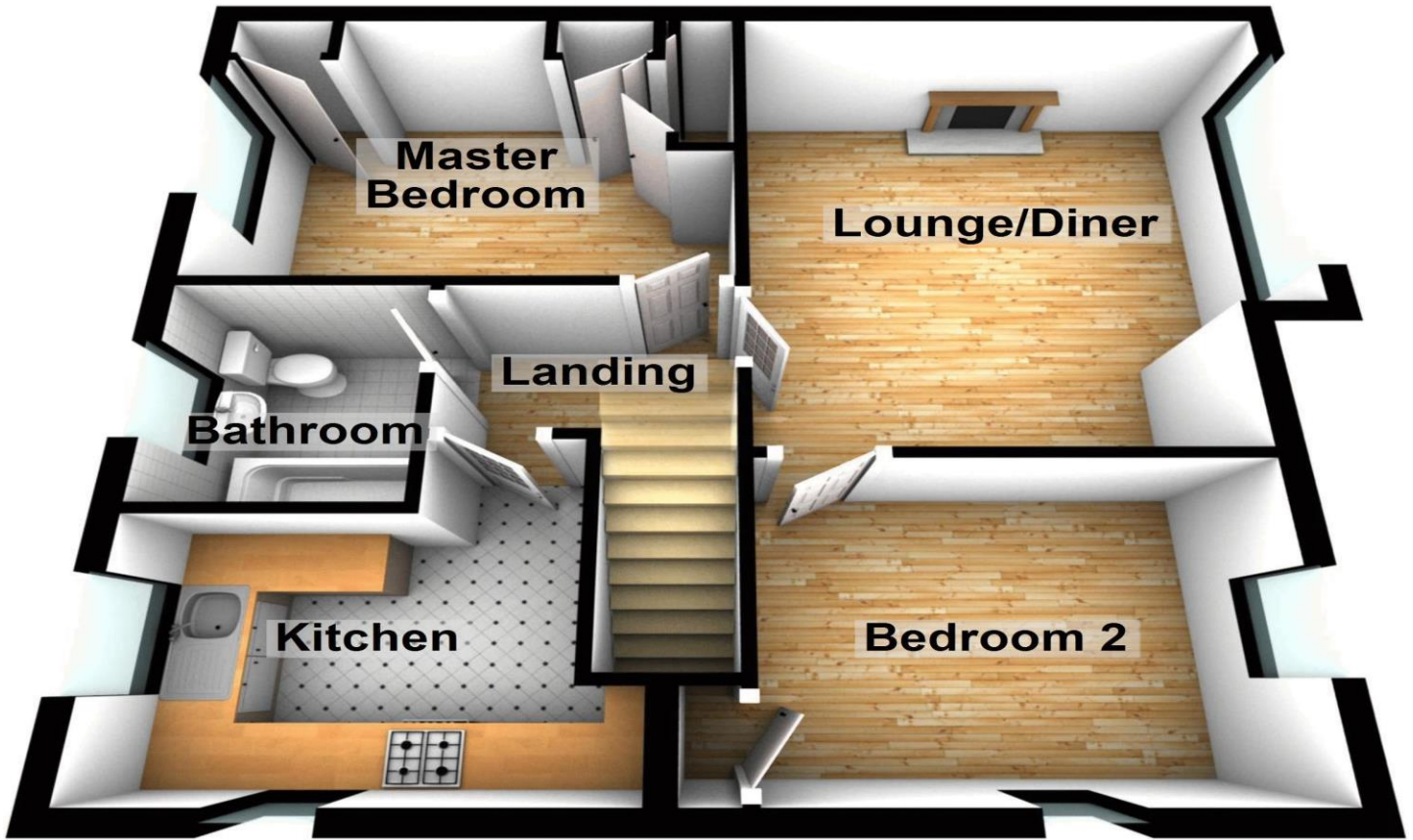


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 596.9 sq. feet



Total area: approx. 596.9 sq. feet



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) 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 ₂ emissions
		68	68
		74	74
England & Wales	EU Directive 2002/91/EC		England & Wales
			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.