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**ROBERTSON  
PHILLIPS**

Est. 1991



**Tilbury Close, Hatch End**

**£1,800 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- Second Floor
- En-Suite Shower Room
- Gas Central Heating
- Double Glazing
- Entryphone System
- Lift
- Allocated Parking Space
- Part Furnished

# Property Overview:

This contemporary TWO DOUBLE BEDROOM, TWO BATHROOM second floor apartment is positioned in the heart of Hatch End boasting fantastic views over Hatch End Broadway and is a short walk to its overground station, shops, sought after restaurants and Grimsdyke School. PART FURNISHED

## Accommodation:

### Entrance Hall

Fitted carpet, two storage cupboards and door to:-

### Lounge/Diner 14' 8" x 10' 2" (4.47m x 3.10m)

Window to front, fitted carpet, curtains, table with four chairs and door to:-

### Balcony 15' 4" x 2' 10" (4.67m x 0.86m)

Decked area with space for chairs.

### Kitchen 6' 7" x 6' 5" (2.01m x 1.95m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer and washing machine, electric fan assisted oven, four ring electric hob with extractor hood over and vinyl flooring.

### Master Bedroom 16' 6" x 9' 0" (5.03m x 2.74m)

Window to side, window to front, built in double wardrobe, fitted carpet, curtains, double bed and door to:-

### En-suite Shower Room

Fully tiled large shower cubicle, wash hand basin, wall mounted mirror, shaver point, low level flush WC, window to side and heated towel rail.

### Bedroom 2 10' 9" x 8' 8" (3.27m x 2.64m)

Window to front, fitted carpet, curtains and built in wardrobe.

### Bathroom

Modern fitted fully tiled three piece suite comprising deep panelled bath with shower attachment, shower curtain, pedestal wash hand basin, low-level flush WC, wall mounted mirror, shaver point and heated towel rail.

### Outside

Allocated parking space for one car plus visitors parking behind secure electric gates.

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



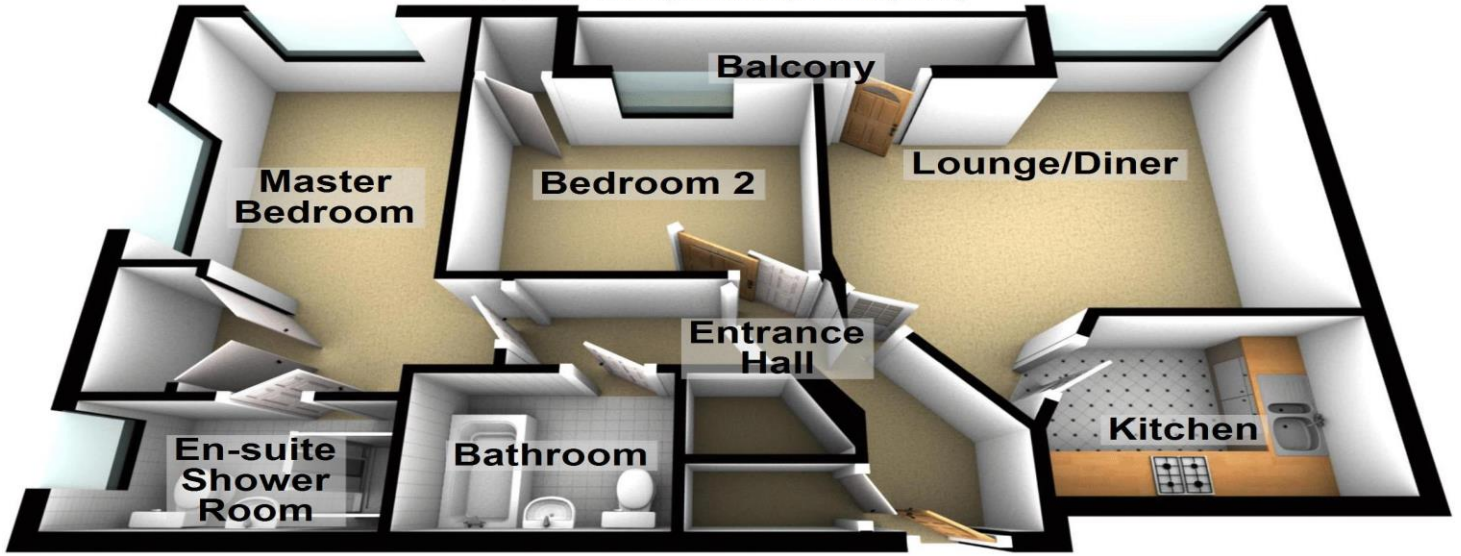


To arrange a viewing call:  
**020 8421 4847**

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## Second Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81	(69-80) <b>C</b>		83	84
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.**