

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



Rayners Lane, Pinner

£2,350 P.C.M

Key Features include:

- Three Double Bedrooms
- First Floor Duplex Apartment
- Two Bathrooms
- Recently Built
- CAT 6 Cabling Throughout
- TV/Sky/Cable Points Throughout
- Intercom
- Unfurnished

Property Overview:

Cleverly designed to optimise space, this spectacular newly built **THREE DOUBLE BEDROOM, TWO BATHROOM** first floor duplex apartment boasts multiple benefits to ensure an ultra convenient lifestyle for those wishing to relax, moments from Rayners Lane Metropolitan/Piccadilly line station/shops. **UNFURNISHED**

Accommodation:

Entrance Hall

Stairs to:

First Floor Landing

Large space with cupboard housing electrics.

Lounge/Diner 5.65m (18'7") x 3.76m (12'4")

Wood laminate floor, blind, Cat 6 cabling, sky, TV and cable points

Kitchen 3.19m (10'5") x 2.99m (9'10")

Recently fitted low and wall level units with Bosch dishwasher, washing machine and freestanding fridge/freezer. Cupboard housing megaflo system.

Bedroom 2 4.31m (14'2") x 3.00m (9'10")

Wood laminate floor, blind, Cat 6 cabling, sky, TV and cable points. Spacious walk in wardrobe.

Bedroom 3 4.10m (13'5") x 3.19m (10'6")

Wood laminate floor, blinds, Cat 6 cabling, TV and cable points.

Bathroom

Recently fitted suite including bath with shower attachment, wash hand basin with vanity unit beneath, cabinet above and low level flush WC.

Second Floor Landing

Wood laminate floor with large storage cupboard.

Master Bedroom 5.52m (18'1") x 3.93m (12'11")

Wood laminate floor, blind, Cat 6 cabling, TV, sky and cable points

Shower Room

Recently fitted suite comprising of was hand basin with vanity unit beneath, low level flush WC and shower cubicle with curtain.

Outside

Off street parking for one car to front.

Council Tax Band: C EPC Rating: C



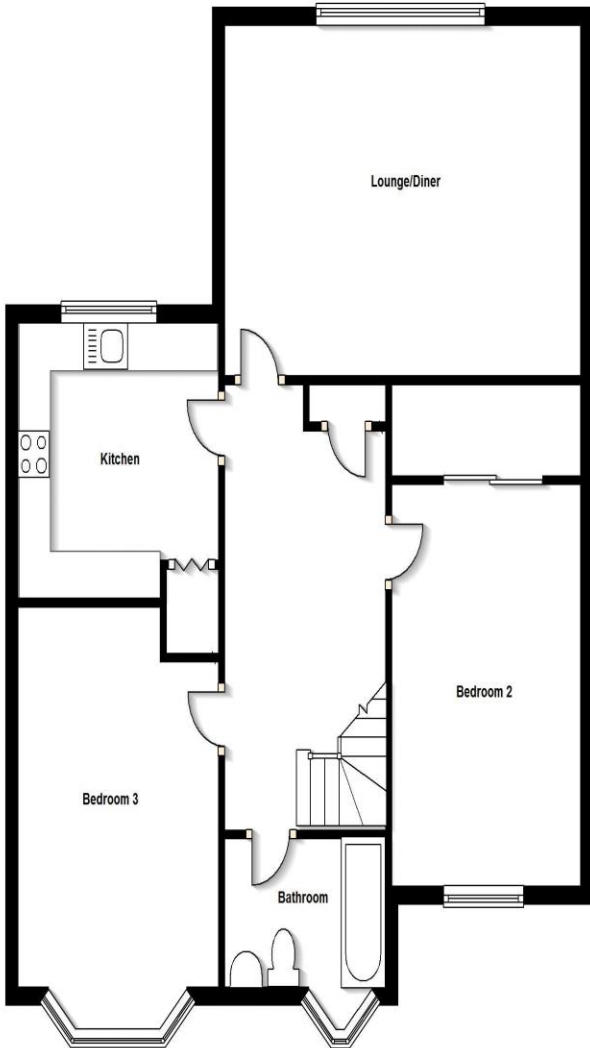


To arrange a viewing call:
020 8421 4847

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

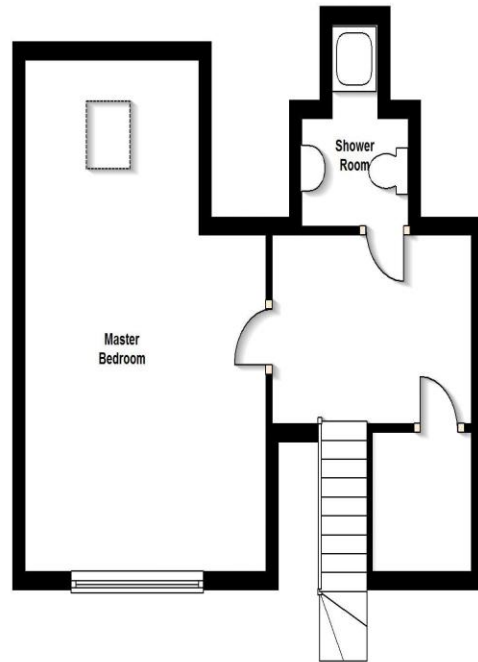
First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Second Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)



Energy Efficiency Rating		Current	Potential	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			
England & Wales		78	80	England & Wales		79	81
EU Directive 2002/91/EC				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.