

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Sandy Lodge Way, Northwood

£2,100 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Recently Refurbished
- Gas Central Heating
- Alarm
- Entryphone System
- Parking Off Street
- Single Garage In Nearby Block
- Furnished

Property Overview:

Boasting flawless interiors throughout, this stunning TWO DOUBLE bedroom ground floor apartment is situated within walking distance to Northwood High Street with its array of restaurants, coffee shops and supermarket. St Martins School and Frithwood Primary School are also close by. **FURNISHED**

Accommodation:

Entrance Hall

Wood laminate floor, rug door to:-

Lounge/Diner 20' 8" x 14' 5" (6.29m x 4.39m)

Two windows to front, blinds, window to side, door opening to front, laminate flooring, curtains, rug, 2 x side tables, extendable coffee table, 6 x wall shelves, L shaped sofa, dining table with four chairs and wall cabinet, door to:-

Kitchen 10' 8" x 7' 6" (3.25m x 2.28m)

Fitted with modern matching range of base and eye level units with worktop space over with under unit lighting, stainless steel sink with mixer tap, integrated fridge/freezer, slimline dishwasher and washing machine, electric fan assisted oven, four ring gas hob with pull out extractor hood over, built-in microwave, window to front, blind and ceramic tiled flooring.

Master Bedroom 15' 6" x 12' 6" (4.72m x 3.81m)

Window to side, range of fitted wardrobes, laminate flooring, blind, king size bed with mattress, large chest of drawers and 2 x bedside tables.

Bedroom 2 11' 9" x 8' 6" (3.58m x 2.59m)

Window to side, laminate flooring, blind, range of fitted cupboards, desk area, chair, built in bunk beds and single mattresses which can stored against wall.

Shower Room

Luxury suite including range of vanity cupboards, wash hand basin, low level flush WC and double length shower cubicle with raindrop shower, heated towel rail and window to side.

Outside

Parking first come, first serve to front, allocated parking space in front of single garage and attracted well maintained communal gardens.

Council Tax Band: E

EPC Rating: E



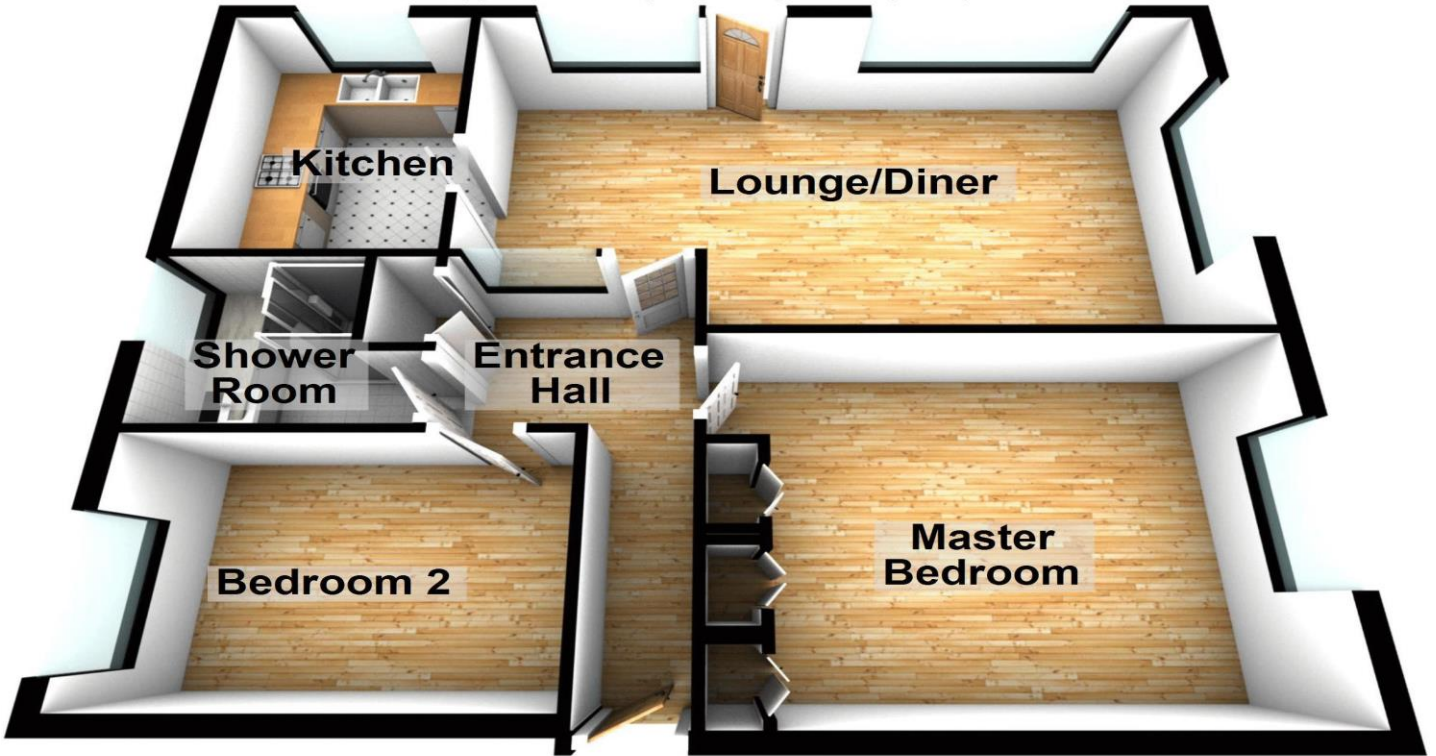


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.6 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	53	75	(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	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.