

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

Est. 1991



**Uxbridge Road, Hatch End**

**£1,750.00 P.C.M**

**Key Features include:**

- Three Bedrooms
- Duplex First Floor  
Maisonette
- Double Glazing
- Gas Central Heating
- To Be Repainted
- Alarm
- Street Parking
- Unfurnished

# Property Overview:

This spacious, rarely available **THREE BEDROOM** first floor duplex maisonette above commercial premises is positioned in the heart of Hatch End within walking distance to sought after restaurants, Grimsdyke Primary School and overground station allowing swift access into Central London. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Front door, window to front, ceramic tiled flooring, stairs and door to:-

### Kitchen/Breakfast Room 12' 10" x 9' 1" (3.91m x 2.77m)

Fitted with a range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, windows to rear, fridge/freezer, eye level electric fan assisted oven, four ring electric gas halogen hob with extractor hood over, window to front, ceramic tiled flooring and open cupboard housing washing machine.

### Lounge/Dining Room 19' 2" x 18' 9" (5.84m x 5.71m)

Two windows to front and laminate flooring.

### Landing

Fitted carpet, door to:-

### Principal Bedroom 16' 0" x 11' 3" (4.87m x 3.43m)

Window to front and fitted carpet.

### Bedroom 2 12' 8" x 12' 1" (3.86m x 3.68m)

Window to rear, storage cupboard and fitted carpet.

### Bedroom 3 12' 7" x 7' 4" (3.83m x 2.23m)

Window to front and fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment over, shower curtain and low-level flush WC, pedestal wash hand basin, tiled surround, window to front, ceramic tiled flooring and door to Storage cupboard.

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



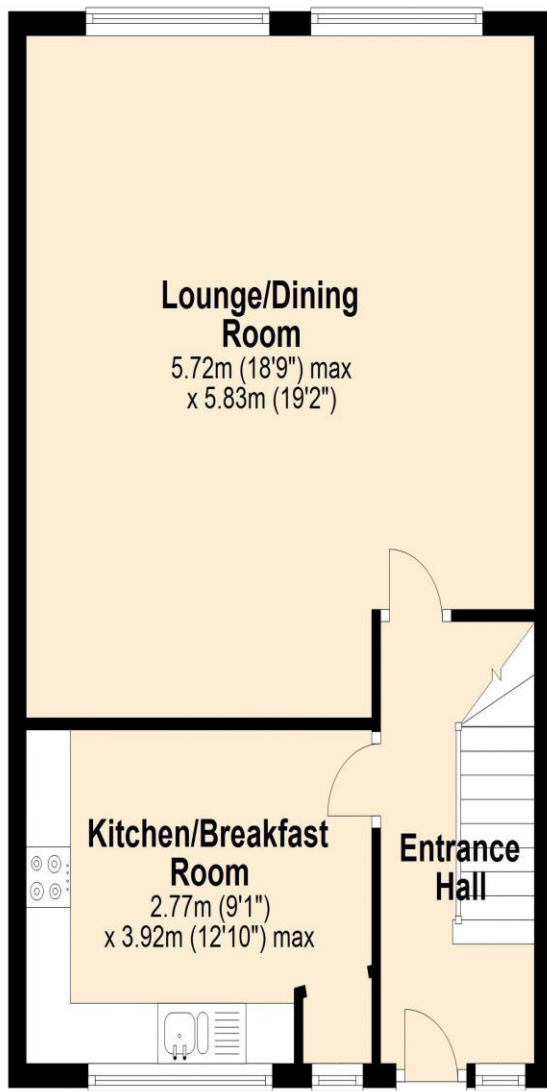


To arrange a viewing call:  
**020 8421 4847**

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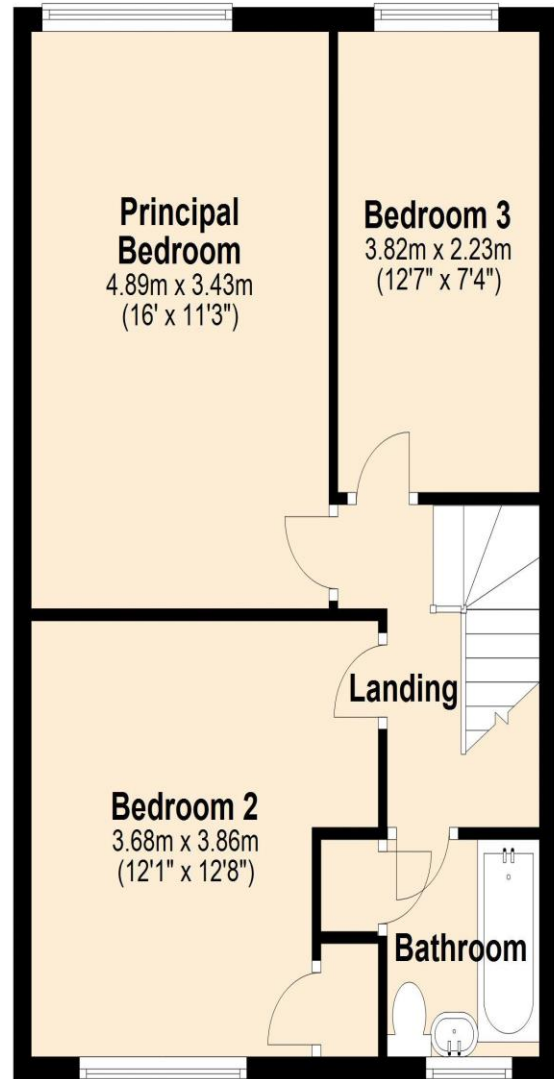
## First Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 98.1 sq. metres (1055.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	81
		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**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.**