

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Uxbridge Road, Hatch End

£1,475 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Private Terrace
- Parking On Street
- Unfurnished

Property Overview:

This extremely spacious, stylish TWO DOUBLE bedroom first floor apartment above commercial premises boasts ultra contemporary interiors situated in the heart of Hatch End moments from its overground station and popular eateries. UNFURNISHED

Accommodation:

Entrance Hall

Laminate flooring, door to:-

Kitchen 2.60m (8'7") x 2.32m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, washing machine, space for fridge/freezer and dishwasher, electric fan assisted oven, four ring gas hob with extractor hood over, window to front and laminate flooring.

Lounge/Diner 5.20m (17'1") max x 4.06m (13'4")

Laminate flooring, double doors to private terrace area, door to:-

Bathroom

Full tiled, suite includes bath with shower attachment above, glass screen, wash hand basin, mirrored cabinet above, low level flush WC and single radiator.

Master Bedroom 3.75m (12'4") x 3.09m (10'2")

Fitted carpet and window to front.

Bedroom 2 3.75m (12'4") x 3.10m (10'2")

Window to front and fitted carpet.

Outside

Parking on street and private terrace area.

Council Tax Band: D EPC Rating: D



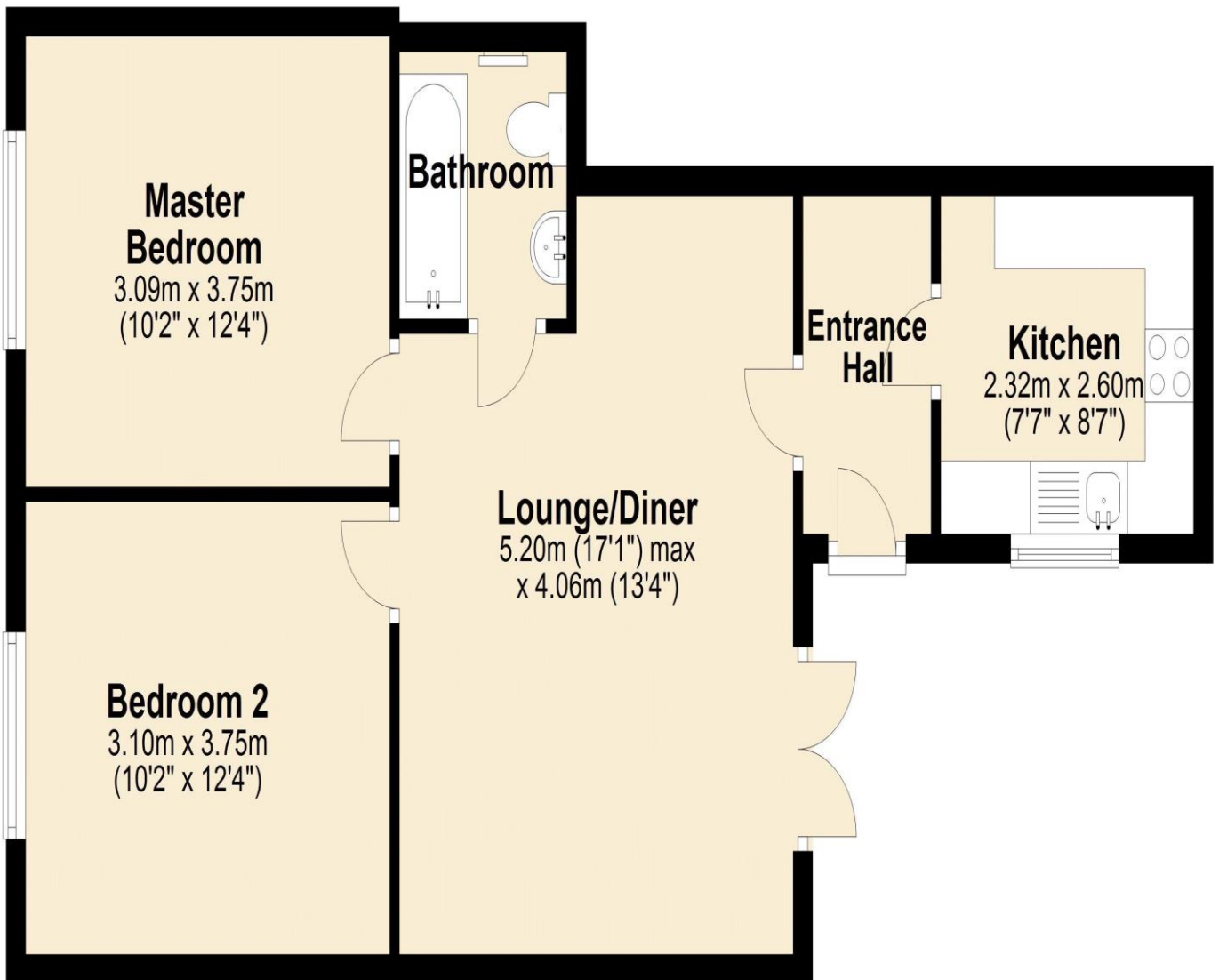


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	EU Directive 2002/91/EC	61	75

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	60	78

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.