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**ROBERTSON  
PHILLIPS**

Est. 1991



**Royston Grove, Hatch End**

**£1,550 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- Duplex Maisonette
- Gas Central Heating
- Double Glazing
- Period Features
- Parking On Street
- Communal Garden
- Unfurnished

# Property Overview:

Set in one of Hatch End's most desirable roads, this charming **TWO BEDROOM** split level duplex maisonette forms part of a converted Edwardian residence, offering versatility and is a short walk to Hatch Ends sought after restaurants allowing swift access into Central London via its overground station. **UNFURNISHED**

## Accommodation:

**Kitchen/Breakfast Room 13' 7" x 11' 9" (4.14m x 3.58m)**

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink with single drainer, hot water heater, washing machine, electric cooker with fan assisted oven, window to side, ceramic tiled flooring and open plan to:-

**Lounge Area 13' 2" x 11' 9" (4.01m x 3.58m)**

Fitted carpet, book case and stairs.

### Landing

Window to side, two large storage cupboards above stairs, further large storage cupboard and fitted carpet.

### Bathroom

Fitted with three piece suite including deep panelled bath with built in shower over, shower glass screen, vanity wash hand basin with cupboards under, tiled surround, mirror, light, low-level flush WC, window to rear, heated towel rail and fitted carpet.

**Principal Bedroom 17' 0" x 14' 1" (5.18m x 4.29m)**

Box window to rear, curtains, fitted carpet, chest of drawers, wardrobe with sliding doors and door to:-

**Bedroom 2 14' 6" x 8' 5" (4.42m x 2.56m)**

Fitted carpet, chest of drawers, box window and curtains.

### Outside

Parking on street and attractive communal gardens.

**Council Tax Band: D    EPC Rating: D**



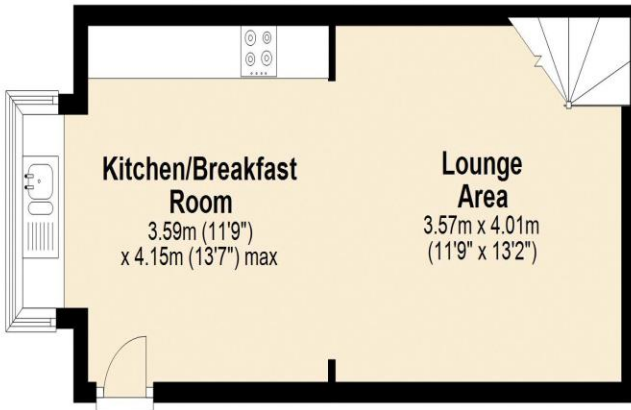


To arrange a viewing call:  
**020 8421 4847**

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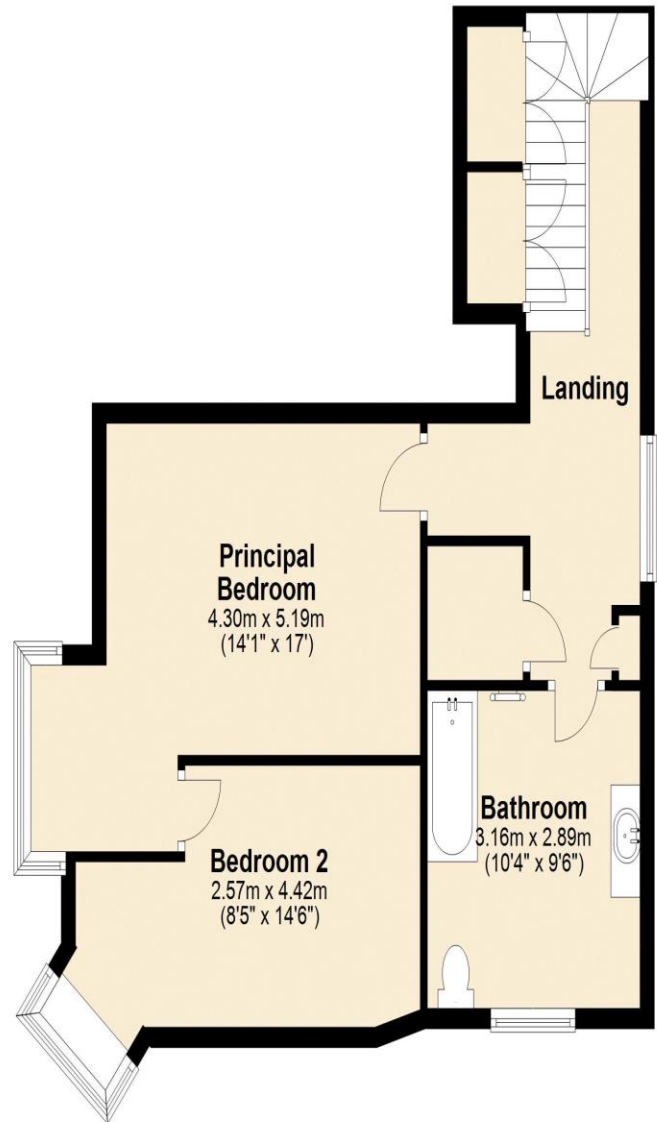
## Ground Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 83.3 sq. metres (896.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(11-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.**