

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



Chesswood Way, Pinner

£2,200 P.C.M

Key Features include:

- Two Double Bedrooms
- Two En-Suite Bathrooms
- First Floor
- Double Glazing
- Gas Central Heating
- Refurbished
- Communal Gardens
- Ample Parking
- Newly Painted
- Unfurnished

Property Overview:

Located in Pinner, this newly refurbished larger than average **TWO BEDROOM, TWO BATHROOM** first floor apartment possesses ultra contemporary interiors and is within walking distance to Pinner High Street with its array of shops, Metropolitan line station allowing swift access into London. **UNFURNISHED**

Accommodation:

Entrance Hall

Laminate flooring and large storage cupboard.

Lounge/Dining Room 23' 5" x 14' 4" (7.13m x 4.37m)

Window to front, two windows to side, double doors opening to Juliet balcony, laminate flooring and blinds.

Kitchen/Breakfast Room 11' 0" x 8' 9" (3.35m x 2.66m)

Newly fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, integrated dishwasher, integrated fridge/freezer, washing machine, fitted electric fan assisted oven, four ring electric halogen hob with extractor hood over, window to side and vinyl flooring.

Principal Bedroom 13' 7" x 10' 2" (4.14m x 3.10m)

Window to side, blind, fitted wardrobes, new carpet, and door to:-

En-suite Bathroom

Newly installed suite including bath with shower attachment, glass screen, vanity wash hand basin with drawer under, LED mirror over, wall hung low level flush WC, window to side, heated towel rail and ceramic tiled flooring.

Bedroom 2 11' 8" x 8' 9" (3.55m x 2.66m)

Window to side, blind, new carpet and door to:-

En-suite Shower Room

Newly installed luxury suite including double recessed shower enclosure, vanity wash hand basin with drawer beneath, LED mirror over, wall hung low-level flush WC, tiled surround, window to side, heated towel rail and ceramic flooring.

Outside

Ample parking on a first come, first serve basis and communal gardens

Council Tax Band: D EPC Rating: C



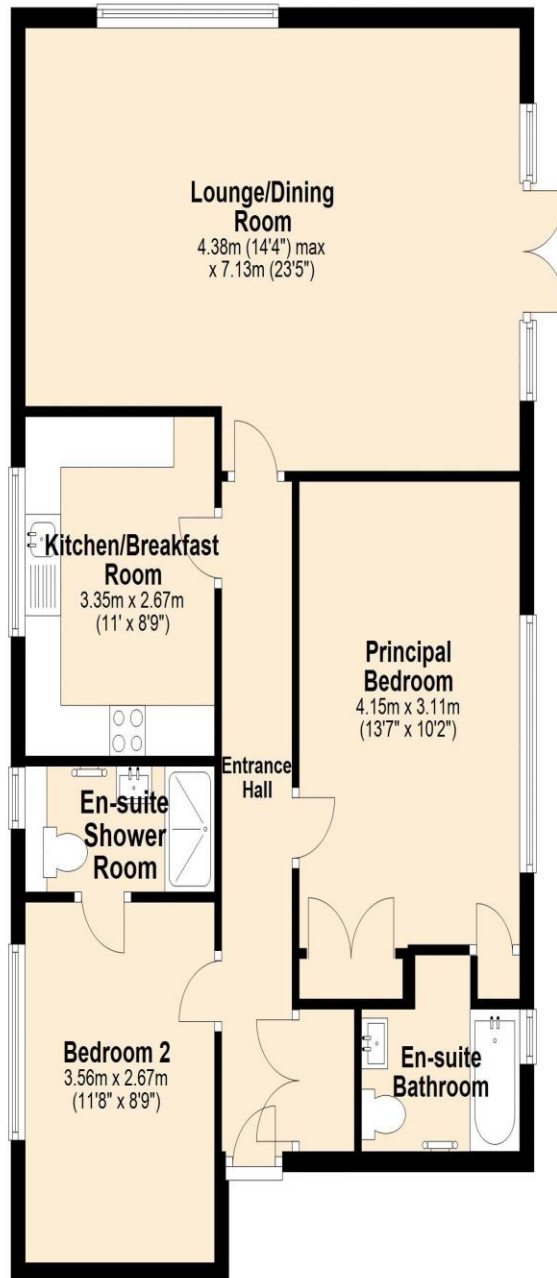


To arrange a viewing call:
020 8421 4847

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


First Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(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	
www.epc4u.com			

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.