

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

**262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
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**ROBERTSON
PHILLIPS**

Est. 1991

Westfield Park, Pinner

£1,275 P.C.M

Key Features include:

- One Double Bedroom
- Ground Floor
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Permit Parking
- Furnished

Property Overview:

This stylish and well presented ONE DOUBLE bedroom ground floor maisonette embraces warm tones throughout, ideally positioned in the heart of Hatch End within walking distance to local restaurants, shops and overground station allowing swift access into Central London. FURNISHED

Accommodation:

Porch

Window to front, window to side, door to:-

Lounge/Dining Room 15' 1" x 14' 8" (4.59m x 4.47m)

Window to front, blind, L shaped, parquet flooring, two seater sofa, two book shelves, armchair, rug, folding dining table and 3 chairs, TV cabinet and open plan to:-

Kitchen 8' 9" x 5' 9" (2.66m x 1.75m)

Fitted with a matching base and eye level units with worktop space over, sink with single drainer, mixer tap, fridge, washing machine, electric oven, gas hob with extractor hood over and vinyl flooring.

Inner Hallway

Fitted carpet, door to under stairs storage cupboard containing fridge/freezer and further storage cupboard.

Bathroom

modern three piece suite comprising deep panelled bath with electric shower over, shower curtain, pedestal wash hand basin, low-level WC and heated towel rail.

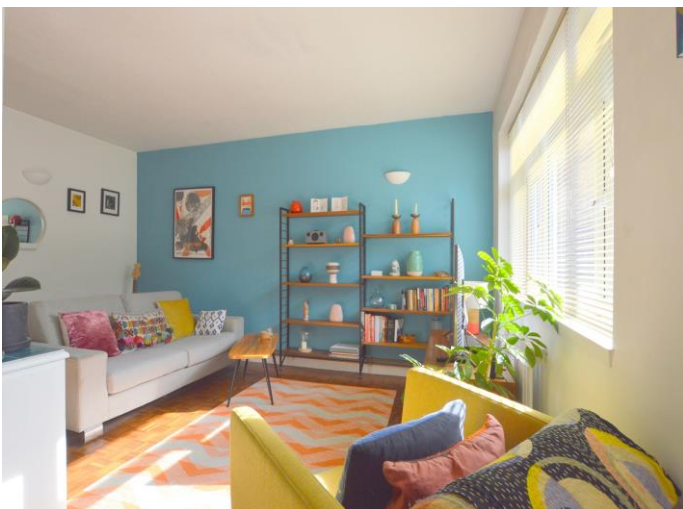
Bedroom 11' 11" x 8' 9" (3.63m x 2.66m)

Window to rear, blind, fitted carpet, bedside table, dressing table and one chair double bed with mattress, shelf over and double door to wardrobes.

Outside

Permit parking on street, allocated parking space and attractive communal gardens.

Council Tax Band: C EPC Rating: C



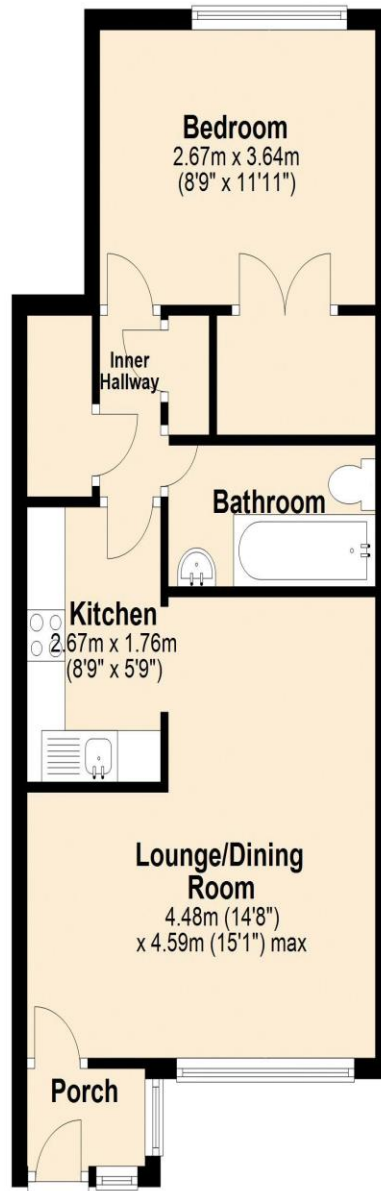


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 44.8 sq. metres (482.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.