

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

Est. 1991



**Cornwall Road, Hatch End**

**£1,950 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- En-Suite Shower Room
- Ground Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Private Rear Patio
- Secure Parking For One Car
- Communal Gardens
- Part Furnished

# Property Overview:

This rarely available, larger than average **TWO DOUBLE BEDROOM, TWO BATHROOM** ground floor apartment ?benefits from ultra contemporary interiors and a private patio area situated in the heart of Hatch End moments from restaurants, Grimsdyke School and overground station. **PART FURNISHED**

## Accommodation:

### Entrance Hall

Window to side, laminate flooring and door to:-

### Lounge 14' 3" x 13' 7" (4.34m x 4.14m)

Window to side, window to front, laminate flooring and blinds.

### Bedroom 2 11' 8" x 10' 8" (3.55m x 3.25m)

Window to side, blind, wardrobe with sliding doors, laminate flooring, single bed and mattress.

### Master Bedroom 10' 0" x 9' 8" (3.05m x 2.94m)

Window to side, wardrobe with sliding door, laminate flooring, blind, chest of drawers and single beds with mattress.

### En-suite Shower Room

Fully tiled luxury suite including shower cubicle, wall hung wash hand basin with mirror above, low level flush WC, heated towel rail and ceramic tiled flooring.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment and rain drop shower above, shower screen, wall mounted wash hand basin with mixer tap and mirror above, low-level flush WC, tiled surround, window to side and ceramic tiled flooring.

### Kitchen/Breakfast Room 20' 2" x 8' 6" (6.14m x 2.59m)

Fitted with a modern matching range of base and eye level units with worktop space over, under unit lighting, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, dishwasher, washer/dryer, electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, window to rear, storage cupboard, table with four chairs, tiled flooring and double doors to private patio.

### Outside

Private patio area, communal gardens and access to car park.

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

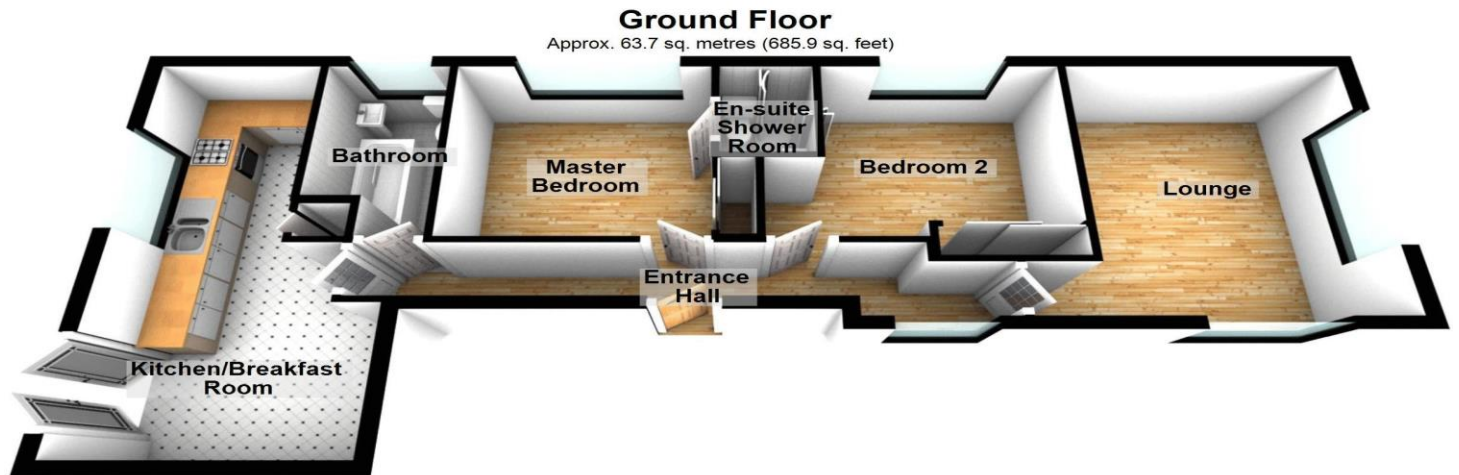






To arrange a viewing call:  
**020 8421 4847**

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Total area: approx. 63.7 sq. metres (685.9 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 |  |                         |           |
|   |  | 65                      | 77        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
|   |  | 59                      | 74        |
| England & 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.