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**ROBERTSON  
PHILLIPS**

Est. 1991



**Uxbridge Road, Hatch End**

**£1,550 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Neutral Interiors
- Street Parking
- Contemporary Throughout
- Unfurnished

# Property Overview:

Boasting neutral interiors throughout, this deceptively spacious, ultra contemporary TWO DOUBLE bedroom first floor apartment is situated in the heart of Hatch End above commercial premises, moments from popular restaurants, shops and overground station. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Fitted carpet, door to:-

### Lounge/Diner 16' 7" x 9' 4" (5.05m x 2.84m)

Window to front, nets and fitted carpet.

### Kitchen 10' 3" x 6' 0" (3.12m x 1.83m)

Modern fitted matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, under unit fridge, freestanding washing machine, electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, blind, window to front and vinyl flooring.

### Master Bedroom 13' 6" x 9' 4" (4.11m x 2.84m)

Two windows to front, fitted carpet and nets.

### Bedroom 2 13' 8" x 9' 4" (4.16m x 2.84m)

Window to rear, two storage cupboards, fitted carpet and nets.

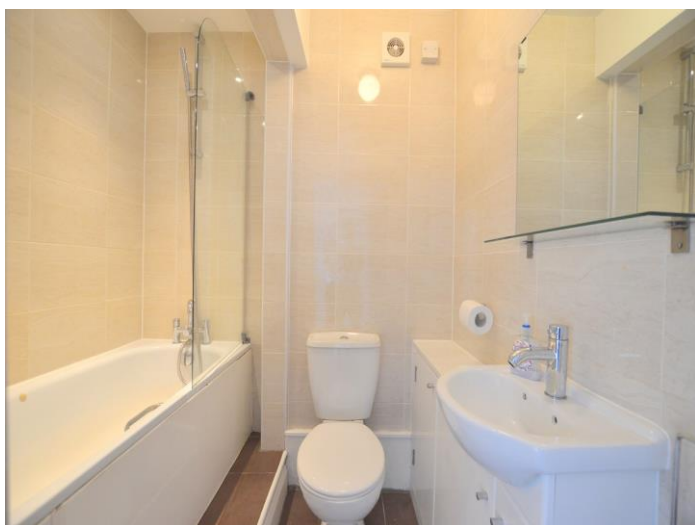
### Bathroom

Modern fitted three piece suite including deep panelled bath with shower attachment over, mixer tap, glass screen, vanity wash hand basin with cupboards under, mixer tap, tiled surround, mirror, glass shelf, low-level WC, heated towel rail and ceramic tiled flooring.

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

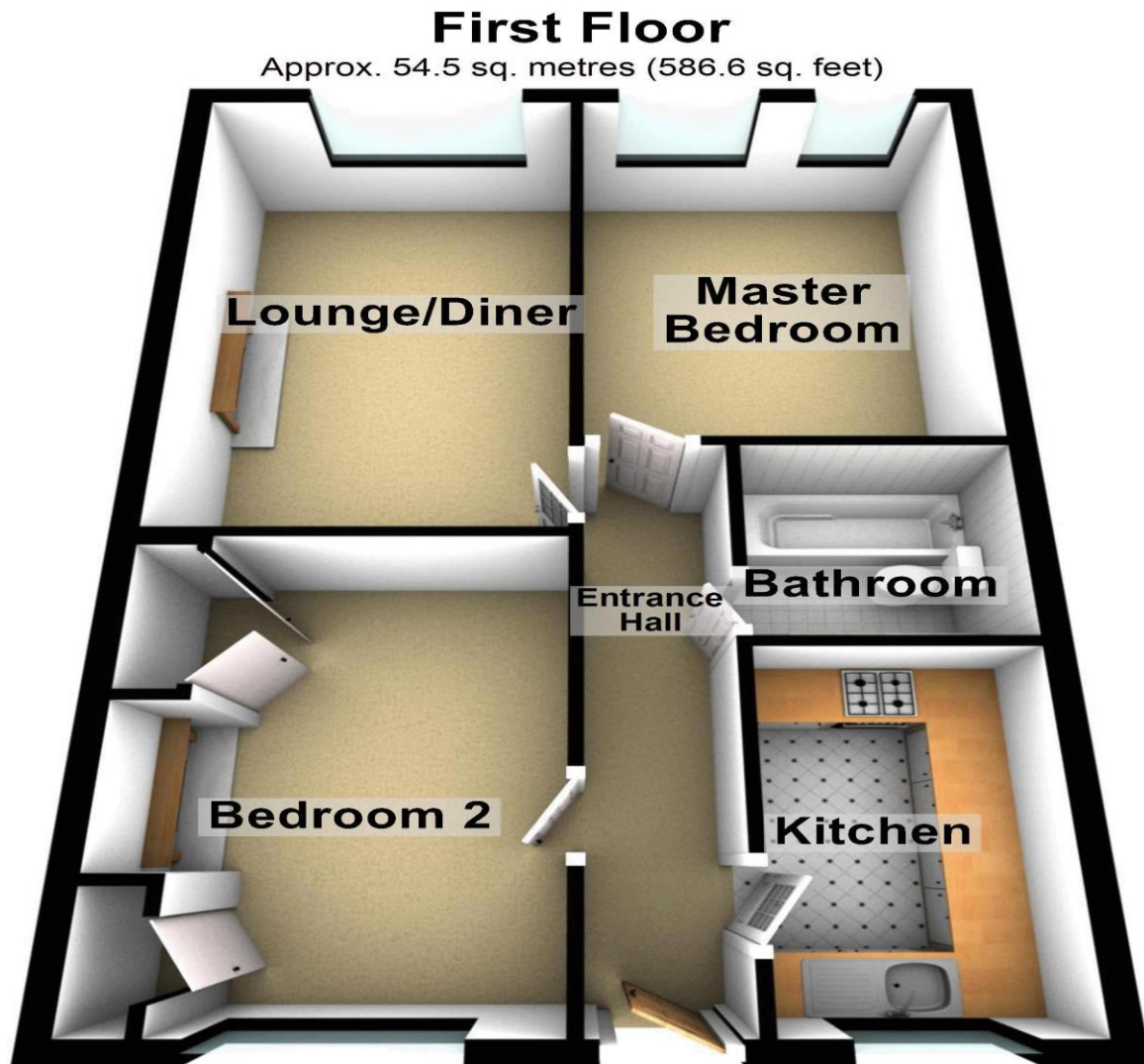






To arrange a viewing call:  
**020 8421 4847**

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Total area: approx. 54.5 sq. metres (586.6 sq. feet)



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		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.