

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

Est. 1991



**1 The Avenue, Hatch End**

**£1,400 P.C.M**

**Key Features include:**

- One Bedroom
- Ground Floor
- Gas Central Heating
- Double Glazing
- Newly Painted Throughout
- Entryphone System
- Alarm
- Permit Parking
- Communal Gardens
- Unfurnished

# Property Overview:

This rarely available, larger than average ONE DOUBLE bedroom ground floor apartment boasts newly painted stylish interiors and is situated in one of Hatch End's most sought after roads within walking distance to Hatch End overground station and array of restaurants. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Fitted carpet, door to storage cupboard housing washing machine and separate dryer. Further storage cupboard.

### Kitchen 9' 7" x 7' 7" (2.92m x 2.31m)

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

### Lounge/Dining Room 22' 11" x 17' 5" (6.98m x 5.30m)

Two windows to front and newly fitted carpet.

### Bedroom 13' 9" x 12' 9" (4.19m x 3.88m)

Window to side, window to front, nets, newly fitted carpet and fitted wardrobes.

### Shower Room

Luxury suite including walk in double shower enclosure, vanity wash hand basin with drawer under, mixer tap and tiled surround, low-level flush WC, shaver point, mirrored cabinet and ceramic tiled flooring.

### Outside

Communal gardens and permit parking to rear and front.

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





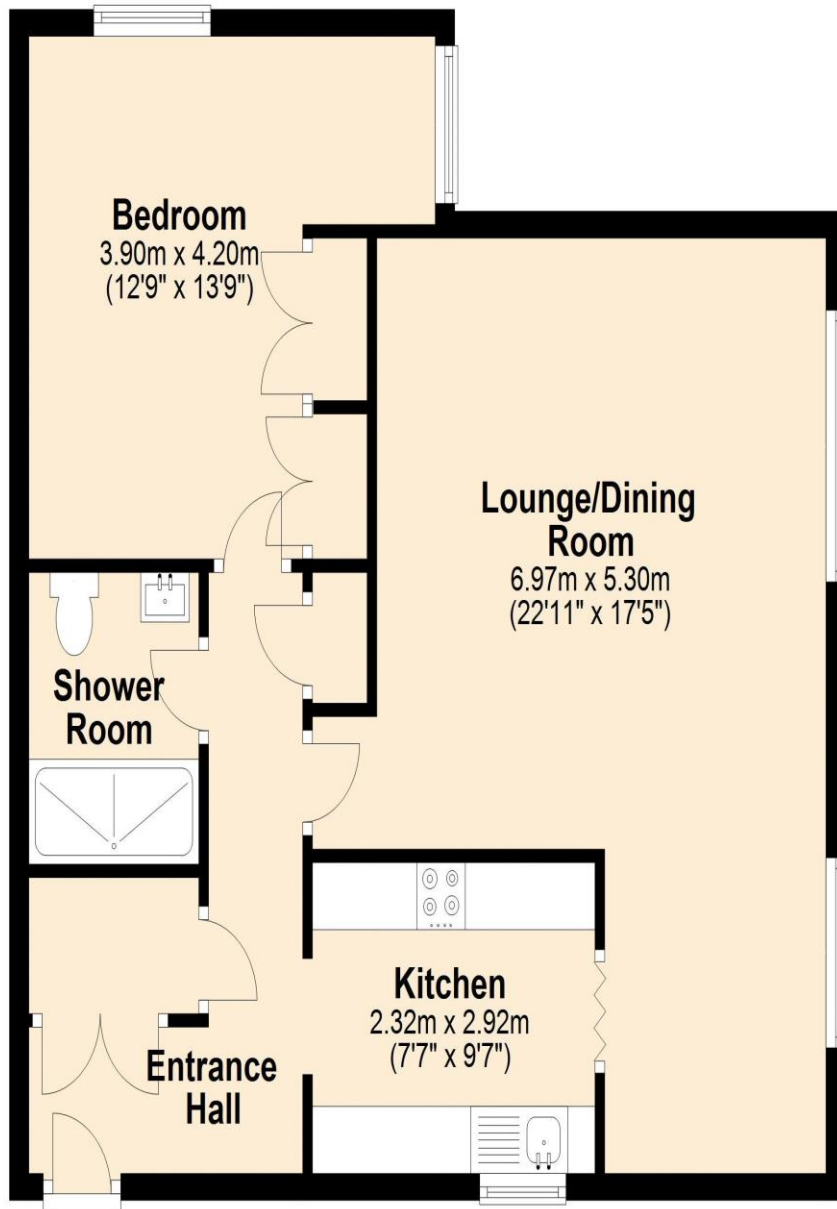


To arrange a viewing call:  
**020 8421 4847**

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

## Ground Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



Total area: approx. 63.7 sq. metres (685.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.