

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Rayners Lane, Pinner

£2,000 P.C.M

Key Features include:

- Four Bedrooms
- Duplex Split Level Apartment
- Modern Kitchen
- Modern Bathroom
- Street Permit Parking
- Part Double Glazing
- Gas Central Heating
- Part Furnished

Property Overview:

Offering an abundance of space and suitable for professional sharers, this contemporary **FOUR BEDROOM** split level duplex apartment above commercial premises is situated in an ultra convenient location moments from Rayners Lane station with its array of popular shops and Metropolitan station. **PART FURNISHED**

Accommodation:

Entrance Hall

Stairs leading to: -

Lounge 14' 5" x 11' 11" (4.39m x 3.63m)

Wood laminate flooring.

Kitchen

Access to rear external staircase, range of modern wall and low level units with integrated washing machine, fridge, freezer, electric oven, gas hob and extractor fan.

Bedroom One 12' 10" x 12' 2" (3.91m x 3.71m)

Wood laminate flooring and double wardrobe.

Bedroom two

Single sized room with wood laminate flooring.

Bedroom Three 12' 10" x 11' 8" (3.91m x 3.56m)

Wood flooring and triple wardrobe.

Bedroom Four 18' 0" x 12' 3" (5.49m x 3.73m)

Wood laminate flooring, triple wardrobe and double mirrored wardrobe.

Bathroom

Contemporary suite including bath with built in shower above, screen, sink, WC and airing cupboard.

Council Tax Band: C EPC Rating: D



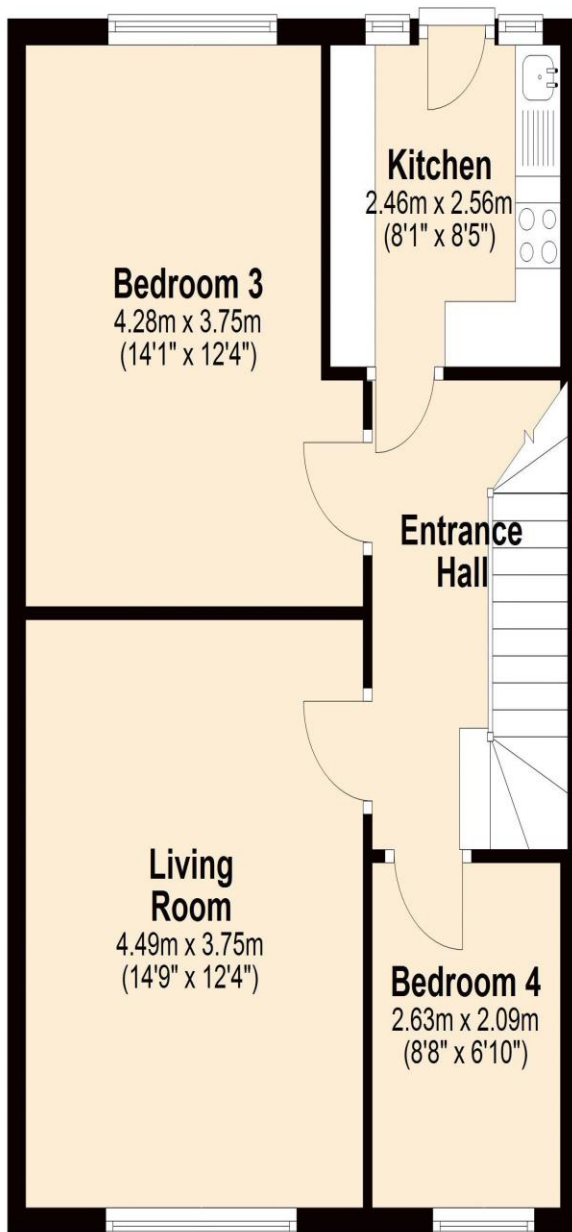


To arrange a viewing call:
020 8421 4847

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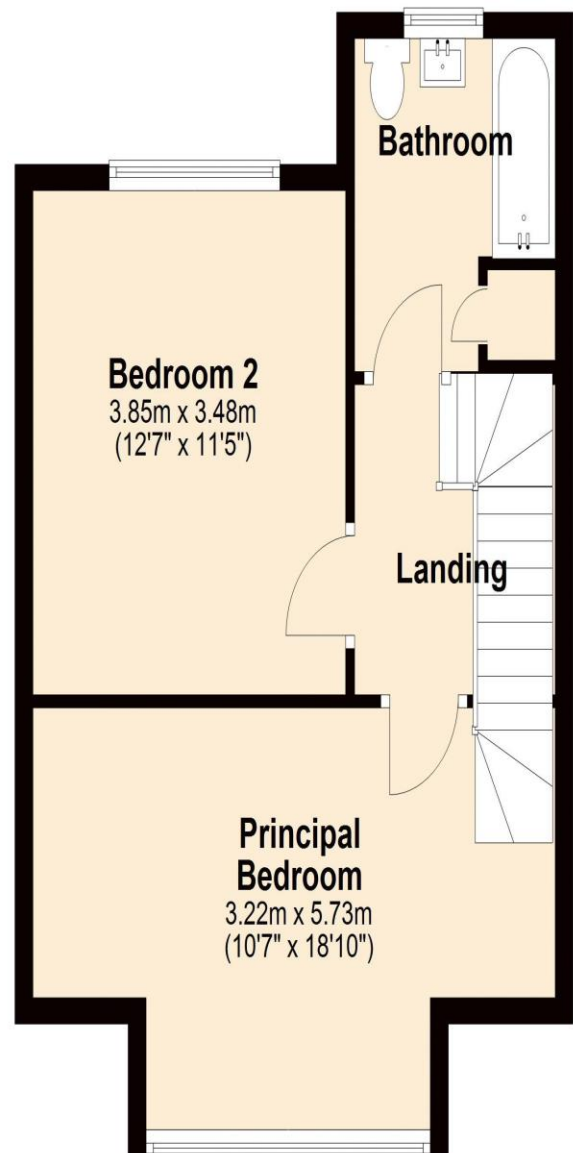
First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



Second Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 sq. feet)



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales
	59	64	53

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.