

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



The Avenue, Pinner

£1,375 P.C.M

Key Features include:

- One Double Bedroom
- First Floor
- Refurbished
- Prime Location
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Street Parking
- Unfurnished

Accommodation:

Entrance Hall

Fitted carpet, stairs, door to:-

Living Room/Kitchen Area 16' 7" x 13' 8" (5.05m x 4.16m)

Window to rear, carpet, newly fitted range of base level kitchen units, stainless steel sink/drain, washing machine, under unit fridge, electric halogen hob, extractor hood over, electric fan assisted oven and section of vinyl flooring.

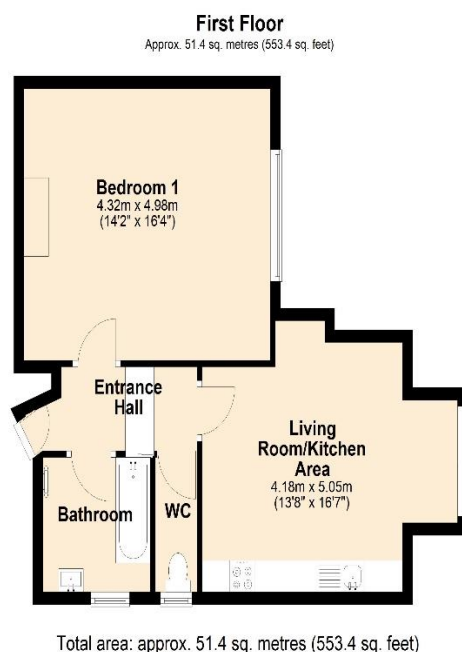
Bedroom 16' 4" x 14' 2" (4.97m x 4.31m)

Window to rear, fireplace and newly fitted carpet.

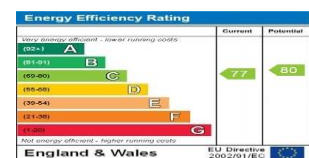
Bathroom

Newly fitted two piece suite with deep panelled bath with build in shower over, shower screen, vanity wash hand basin with cupboards under, tiled surround, mirror, window to side, heated towel rail and vinyl flooring.

Council Tax Band: C EPC Rating: TBC



Location: The Avenue is situated off Uxbridge Road.



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.