

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Rayners Lane, Pinner

£2,200 P.C.M

Key Features include:

- Three Double Bedrooms
- First Floor Duplex Apartment
- Two Bathrooms
- Recently Built
- CAT 6 Cabling Throughout
- TV/Sky/Cable Points Throughout
- Intercom
- Unfurnished

Property Overview:

Cleverly designed to optimise space, this spectacular newly built **THREE DOUBLE BEDROOM, TWO BATHROOM** first floor duplex apartment boasts multiple benefits to ensure an ultra convenient lifestyle for those wishing to relax, moments from Rayners Lane Metropolitan/Piccadilly line station/shops. **UNFURNISHED**

Accommodation:

Entrance Hall

Stairs to:

First Floor Landing

Large space with cupboard housing electrics.

Lounge/Diner 5.65m (18'7") x 3.76m (12'4")

Wood laminate floor, blind, Cat 6 cabling, sky, TV and cable points

Kitchen 3.19m (10'5") x 2.99m (9'10")

Recently fitted low and wall level units with Bosch dishwasher, washing machine and freestanding fridge/freezer. Cupboard housing megaflo system.

Bedroom 2 4.31m (14'2") x 3.00m (9'10")

Wood laminate floor, blind, Cat 6 cabling, sky, TV and cable points. Spacious walk in wardrobe.

Bedroom 3 4.10m (13'5") x 3.19m (10'6")

Wood laminate floor, blinds, Cat 6 cabling, TV and cable points.

Bathroom

Recently fitted suite including bath with shower attachment, wash hand basin with vanity unit beneath, cabinet above and low level flush WC.

Second Floor Landing

Wood laminate floor with large storage cupboard.

Master Bedroom 5.52m (18'1") x 3.93m (12'11")

Wood laminate floor, blind, Cat 6 cabling, TV, sky and cable points

Shower Room

Recently fitted suite comprising of was hand basin with vanity unit beneath, low level flush WC and shower cubicle with curtain.

Outside

Off street parking for one car to front.

Council Tax Band: C EPC Rating: C



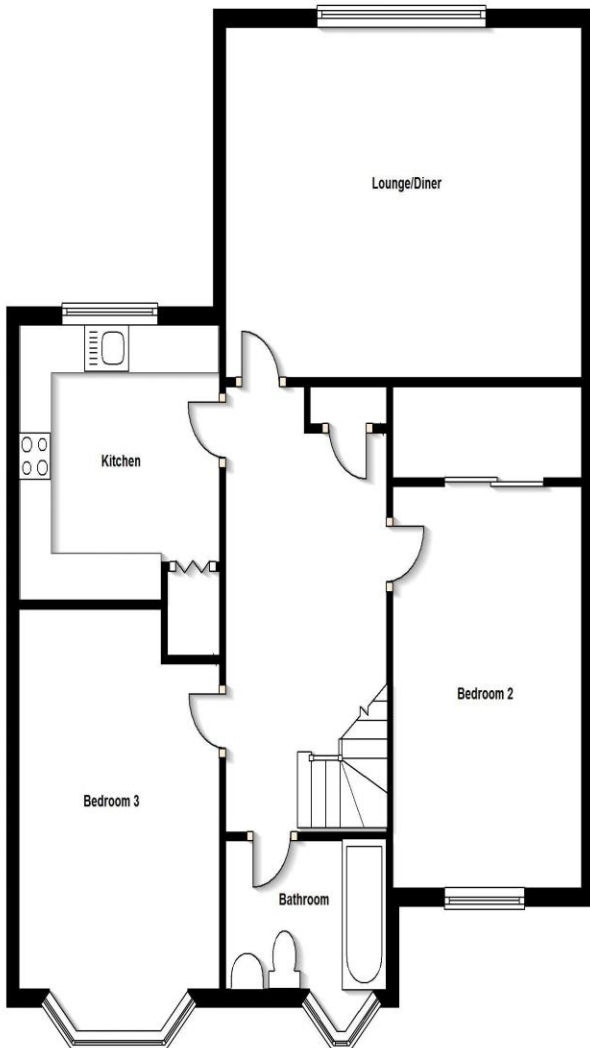


To arrange a viewing call:
020 8421 4847

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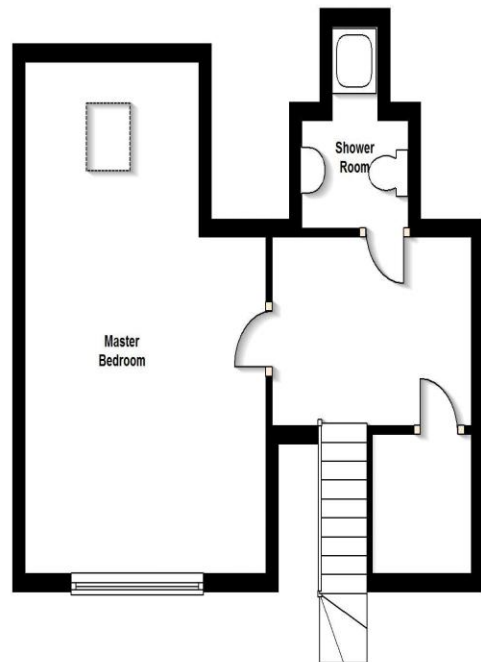
First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Second Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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.