

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Rayners Lane, Pinner

£2,000 P.C.M

Key Features include:

- Two Double Bedrooms
- En-Suite Shower Room
- Ground Floor
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Off Street Parking
- Unfurnished

Property Overview:

This executive, larger than average and stunning ground floor **TWO BEDROOM, TWO BATHROOM** apartment offers multiple benefits including a private garden. The property is situated moments from Longfield Primary School and Rayners Lane with it's array of shops, restaurants and metropolitan line station. **UNFURNISHED**

Accommodation:

Entrance Hall

Wood laminate flooring with two storage cupboards.

Lounge/Diner 6.13m (20'1") x 4.39m (14'5")

Wood laminate floor, window to rear, double doors leading to patio/rear garden, blinds and door, door to: -

Kitchen 4.28m (14') x 2.44m (8')

Range of modern low and wall level units with gas hob, extractor hood, electric oven, sink/drainер, washing machine/dryer, dishwasher and fridge/freezer, window to rear and folding door to: -

Pantry 1.52m (5') x 1.31m (4'4")

Housing megaflo hot water cylinder and shelving.

Master Bedroom 4.27m (14') x 2.76m (9'1")

Wood laminate floor, blinds, two windows to side and sliding door to: -

Ensuite Shower Room

Tiled floor, low level flush WC, wash hand basin with vanity cupboards beneath, shaving point, mirrored cabinet, window to side and large shower cubicle.

Bedroom 2 3.08m (10'1") x 2.00m (6'7")

Wood laminate floor, bay window to front and blinds

Bathroom

Tiled floor/walls, luxury suite includes wash hand basin with vanity cupboards beneath, mirrored cabinet above, shaving point, low level flush WC, heated towel rail and bath with shower attachment and curtain.

Council Tax Band: C EPC Rating: C





To arrange a viewing call:
020 8421 4847

Robertson Phillips
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Ground Floor

Approx. 79.3 sq. metres (853.4 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	75
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.