

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Iffley Close, Uxbridge

£1,450 P.C.M

Key Features include:

- One Bedroom
- Ground Floor Maisonett
- Gas Central Heating
- Double Glazing
- Communal Garden
- Ample Storage
- Permit Parking
- Furnished

Property Overview:

Ideally positioned in the heart of Uxbridge, this well presented ONE DOUBLE bedroom ground floor maisonette with a secluded garden area is within a short walk to local shops, restaurants and Metropolitan/Piccadilly line station allowing swift access into Central London. **FURNISHED**

Accommodation:

Entrance Hall 0' 0" x 0' 0" (0m x 0m)

Ceramic tiled flooring, doors to two storage cupboards, one housing tumble dryer.

Kitchen/Breakfast Room 11' 7" x 6' 6" (3.53m x 1.98m)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge/freezer, washing machine, fan assisted electric cooker with four ring electric hob, extractor hood over, window to front and ceramic tiled flooring.

Lounge/Dining Room 14' 3" x 9' 9" (4.34m x 2.97m)

Window to rear, laminate flooring, L Shaped sofa bed, TV side cabinet, coffee table, small table with two chairs, side table with two drawers, lamp, curtains and net. Door to secluded garden area.

Bedroom 11' 5" x 10' 3" (3.48m x 3.12m)

Window to rear, carpet, large fitted wardrobe, double bed with mattress, two bedside table with two lamps, chest of drawers, wardrobe, curtains and net.

Bathroom 2.29m (7'6") x 1.96m (6'5")

Fitted with three piece suite with deep panelled bath with shower attachment, shower curtain, wash hand basin and low-level flush WC, tiled surround, heated towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, window to front and ceramic tiled flooring.

Outside

Small section of garden to front, communal gardens to rear and permit parking.

Council Tax Band: C EPC Rating: C



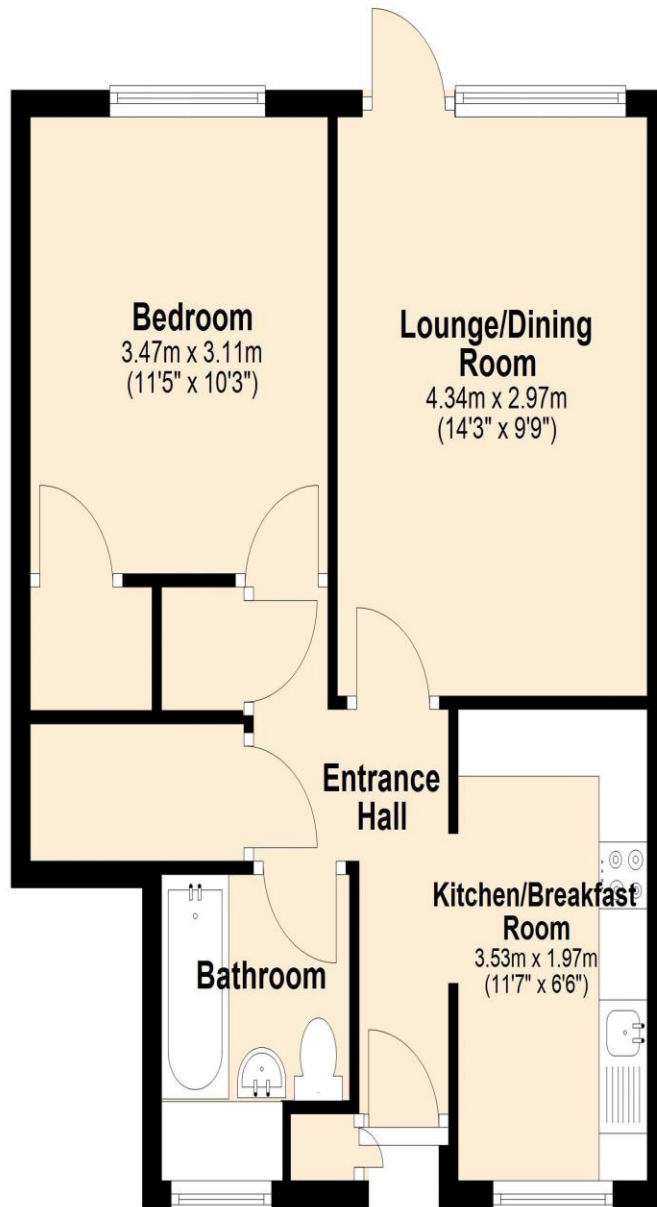


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 47.3 sq. metres (509.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.