

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Royston Grove, Hatch End

£1,500 P.C.M

Key Features include:

- One Bedroom
- Ground Floor
- Gas Central Heating
- Double Glazing
- Communal Garden
- Ample Storage
- Unfurnished

Property Overview:

Situated in one of Hatch End's most prestigious roads, this rarely available, larger than average ONE DOUBLE bedroom ground floor apartment boasts light filled rooms with elegant interiors being within walking distance to Hatch End's array of sought after restaurants. UNFURNISHED

Accommodation:

Entrance Hall 18' 5" x 16' 9" (5.61m x 5.10m)

New carpet, large storage cupboard containing hot water cylinder, freezer and storage cupboards.

Kitchen/Lounge 14' 7" x 14' 4" (4.44m x 4.37m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge, washing machine, electric fan assisted oven, built-in gas hob with extractor hood over, two windows to side and fitted carpet.

Bedroom 17' 10" x 14' 7" (5.43m x 4.44m)

Two windows to side, three windows to front, blinds and fitted carpet.

Shower Room 3.42m (11'3") max x 1.31m (4'3")

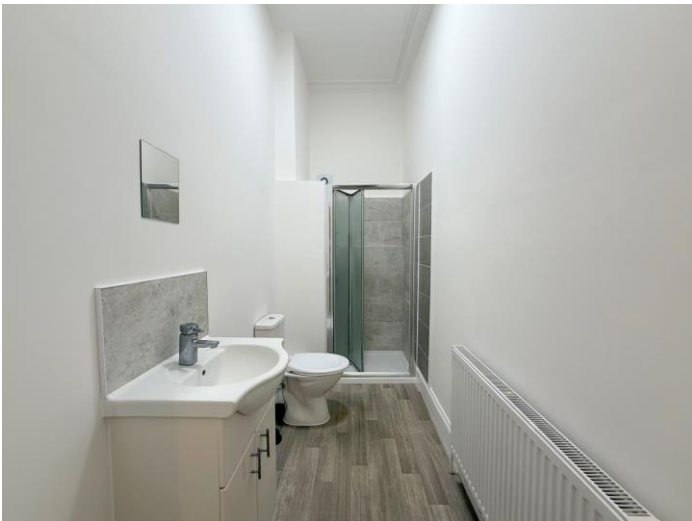
Modern three piece suite including shower cubicle, vanity wash hand basin with cupboards under, small mirror, low-level flush WC and vinyl flooring.

Outside

Communal garden and off street parking on a first come, first serve basis.

Council Tax Band: B EPC Rating: D



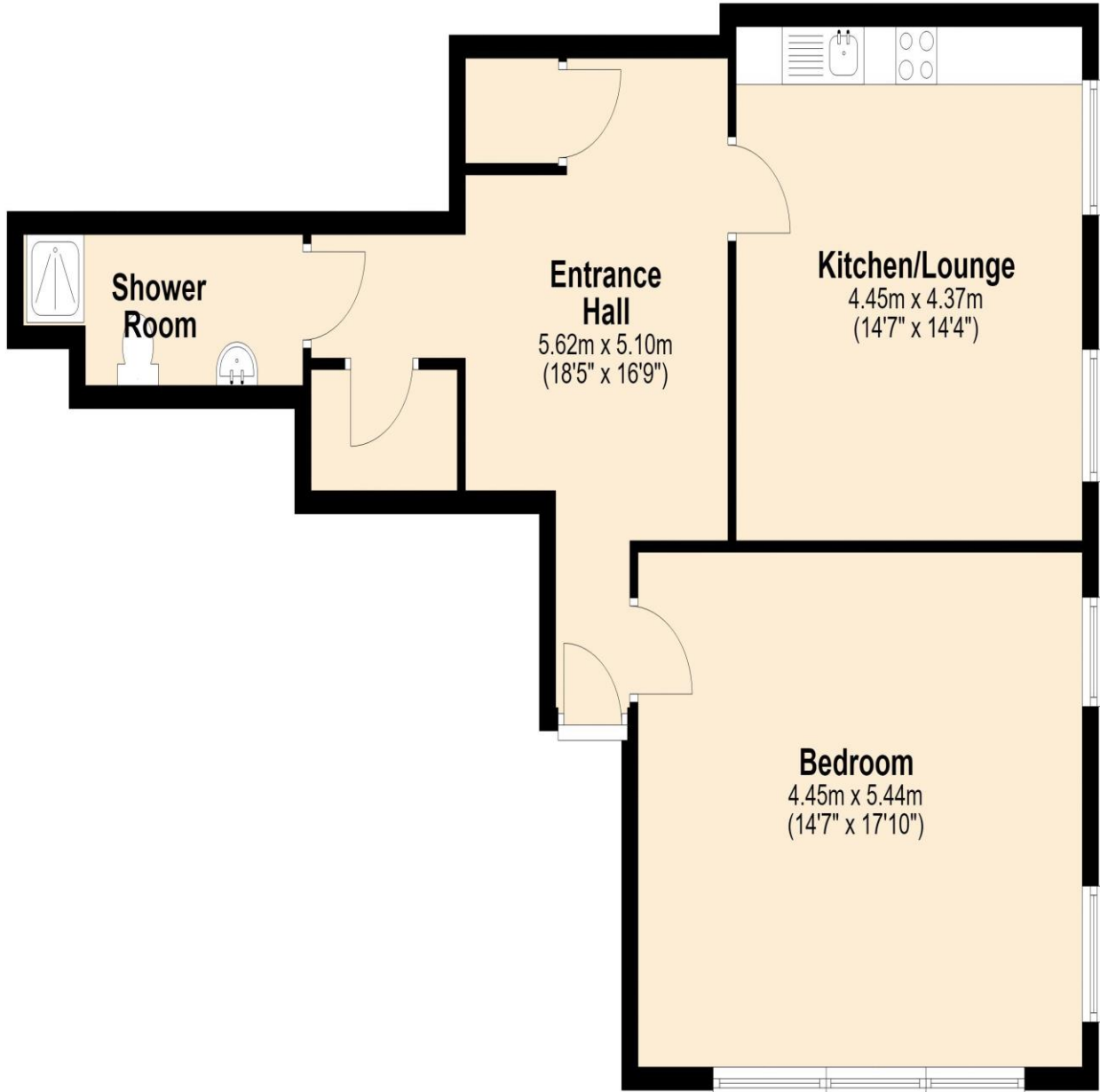


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 67.3 sq. metres (724.9 sq. feet)



Total area: approx. 67.3 sq. metres (724.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.