

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



Leaf Close, Northwood

£1,700 P.C.M

Key Features include:

- Two/Three Bedrooms
- Duplex Maisonette
- Contemporary Interiors
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Ample Off Street Parking
- Unfurnished

Property Overview:

Ideally positioned in the heart of Northwood, this rarely available TWO/THREE bedroom duplex maisonette is arranged over four floors and includes contemporary interiors being a short walk to Northwood's sought after restaurants, shops and Metropolitan line station providing direct access into London. **UNFURNISHED**

Accommodation:

Porch Area

Window to front and laminate flooring.

Entrance Hall

Laminate flooring, twostairs, door to:

Kitchen/Breakfast Room 13' 4" x 12' 7" (4.06m x 3.83m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, dishwasher, washing machine, eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, two windows to front and ceramic tiled flooring.

Lounge/Dining Room 15' 9" x 14' 8" (4.80m x 4.47m)

Two storage cupboards, laminate flooring, curtains, sliding patio doors to communal garden and stairs leading down to:-

Study/Bedroom Three 10' 9" x 6' 5" (3.27m x 1.95m)

Window to side, blind, storage cupboard and laminate flooring.

Landing

Door to:

Master Bedroom 12' 1" x 8' 11" (3.68m x 2.72m)

Window to rear, blind and fitted carpet.

Bedroom 2 12' 1" x 5' 7" (3.68m x 1.70m)

Window to rear, blind, storage cupboard and fitted carpet.

Bathroom

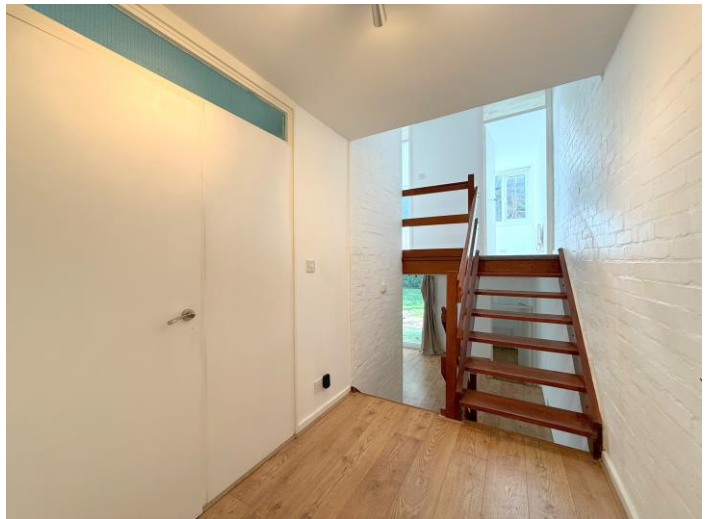
Suite includes deep panelled bath with independent shower over, shower curtain, glass screen, pedestal wash hand basin, wall mounted mirror, shaver point, window and ceramic tiled flooring.

WC

Low level flush WC.

Council Tax Band: D EPC Rating: D



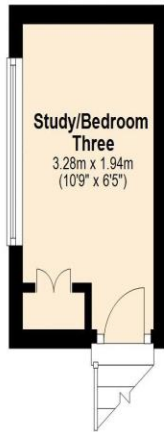


To arrange a viewing call:
020 8421 4847

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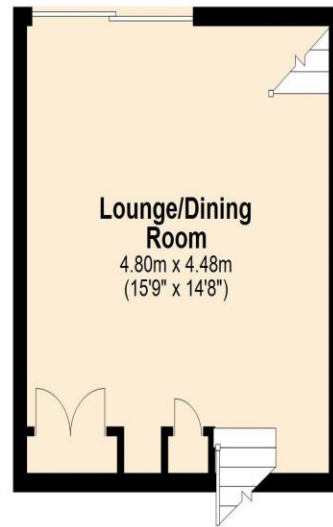
Sub-basement

Approx. 6.4 sq. metres (68.7 sq. feet)



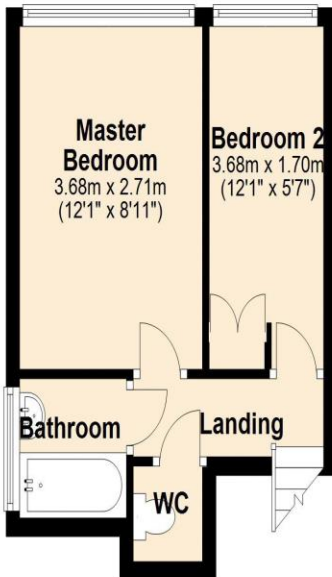
Basement

Approx. 21.5 sq. metres (231.7 sq. feet)



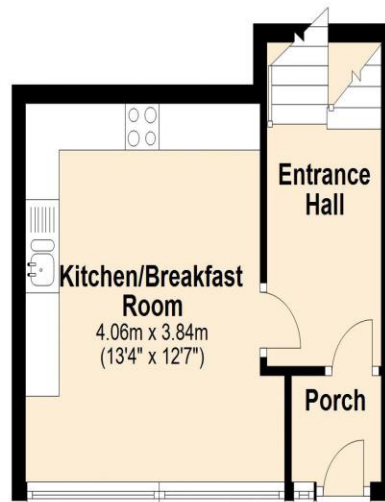
First Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



Ground Floor

Approx. 22.5 sq. metres (242.7 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.