

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Oakdene Close, Pinner

£1,350 P.C.M

Key Features include:

- One Bedroom
- Second Floor
- Electric Central Heating
- Double Glazing
- Recently Decorated
- Entryphone System
- Communal Gardens
- Underground Parking Space
- Unfurnished

Property Overview:

Conveniently positioned in the heart of Hatch End, this recently refurbished second floor ONE DOUBLE bedroom apartment is newly decorated and minutes from sought after shops and overground station allowing swift access into London.

Accommodation:

Entrance Hall

Laminate flooring and door to storage cupboard.

Lounge/Dining Room 13' 2" x 13' 0" (4.01m x 3.96m)

Laminate flooring, two windows to rear, double doors to Juliet balcony and curtains. Door to:-

Kitchen 7' 3" x 6' 5" (2.21m x 1.95m)

Modern fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, fridge/freezer, washing machine/Dryer combined, electric cooker with extractor hood over, blind, window to rear and door to storage cupboard.

Bedroom 12' 5" x 9' 6" (3.78m x 2.89m)

Window to front, two built in wardrobes, laminate flooring and blind.

Bathroom

Fitted with modern three piece suite comprising deep panelled bath with shower attachment, shower curtain, pedestal wash hand basin, low-level flush WC, tiled surround, extractor fan, wall mounted mirror, shaver point and light, window to front and vinyl flooring.

Outside

Communal garden and secure underground parking for one car.

Council Tax Band: C EPC Rating: D



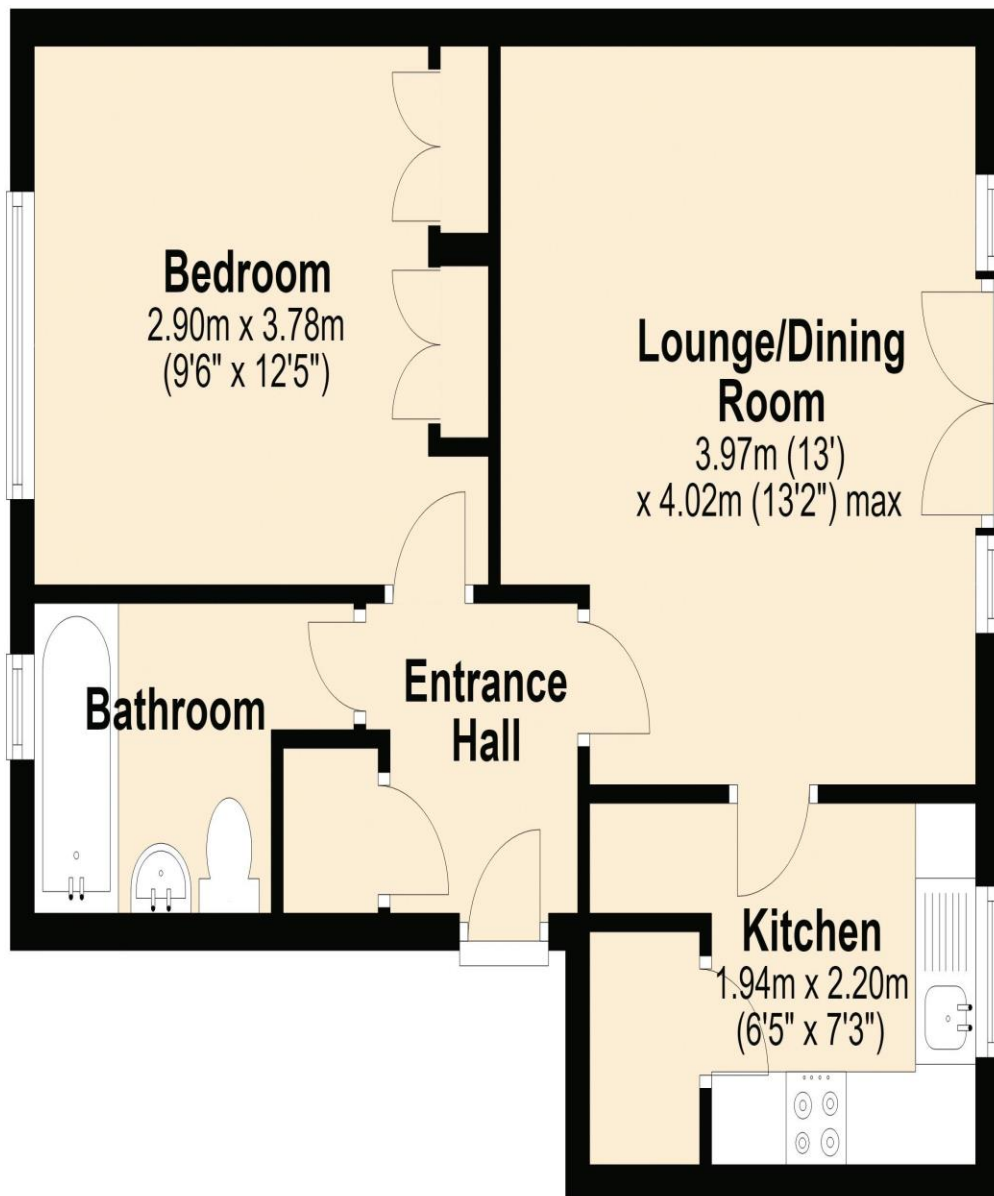


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 40.9 sq. metres (440.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	



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.