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**ROBERTSON  
PHILLIPS**

Est. 1991



**Carmichael Close, Ruislip**

**£1,350 P.C.M**

**Key Features include:**

- One Double Bedroom
- First Floor
- Double Glazing
- Economy 7 Heating
- Newly Painted
- Ample Storage
- Entryphone System
- First Come, First Serve Parking
- Unfurnished

# Property Overview:

This well presented ONE DOUBLE bedroom first floor apartment is conveniently situated in Ruislip within walking distance to Ruislip Gardens Central line station providing swift access into Central London and a short distance to local shops and the M40 leading into London by car. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Fitted carpet, door to Storage cupboard, door to:

### Lounge/Dining Room 18' 0" x 9' 8" (5.48m x 2.94m)

Fitted carpet, curtains, double doors to Juliet balcony and door to:-

### Kitchen 11' 9" x 6' 2" (3.58m x 1.88m)

Fitted with a modern matching range of base and eye level units with worktop space over, under unit lighting, stainless steel sink with single drainer with mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring electric halogen hob with extractor hood over, window to rear and vinyl flooring.

### Bedroom 13' 8" x 8' 7" (4.16m x 2.61m)

Window to front, net, fitted wardrobe and fitted carpet.

### Bathroom

Modern three piece suite, comprising deep panelled bath with built in shower above, shower curtain, pedestal wash hand basin, low-level flush WC, tiled surround, electric fan heater, extractor fan, mirrored cabinet, shaver point, window to rear and ceramic tiled flooring.

### Outside

Permit required for first come, first serve parking to front and on road.

**Council Tax Band: C   EPC Rating: B**



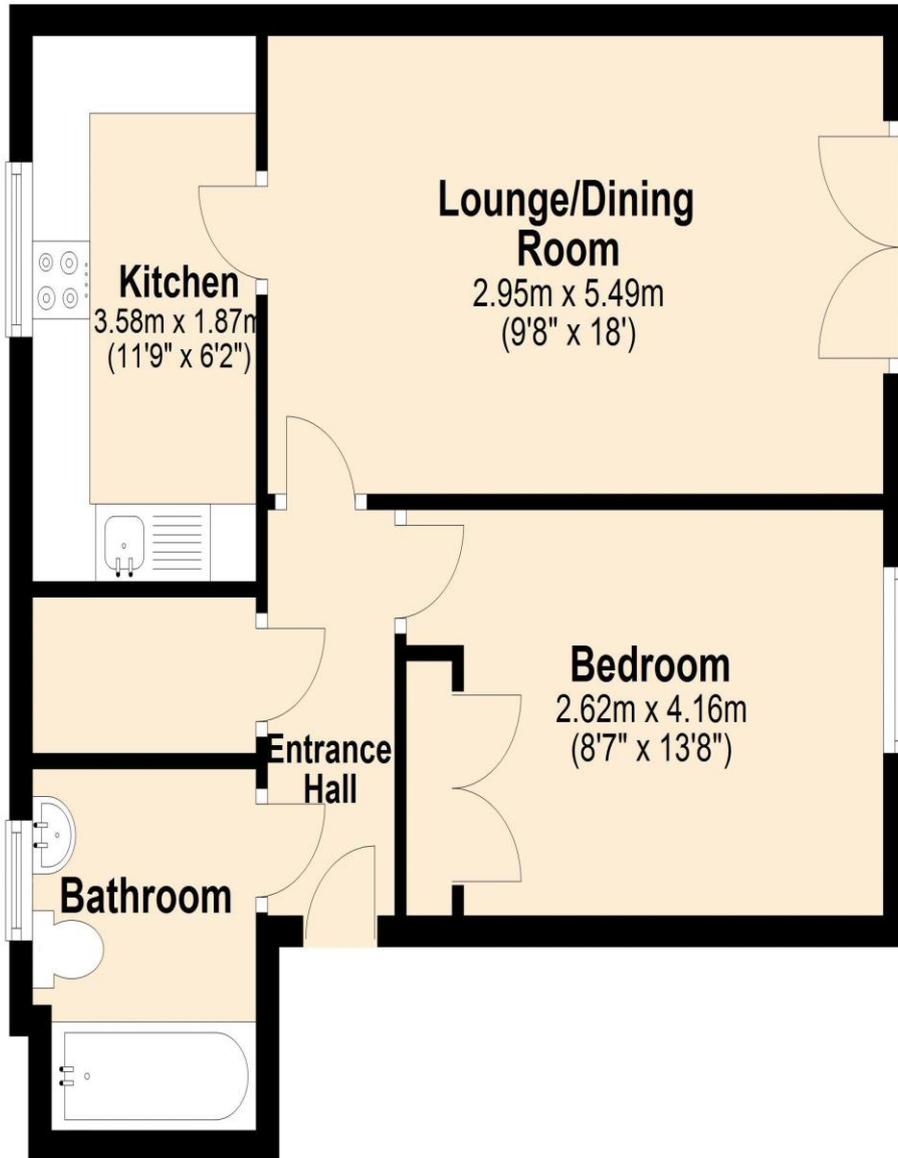


To arrange a viewing call:  
**020 8421 4847**

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# First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 44.6 sq. metres (480.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	81	83
<b>England &amp; Wales</b>	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.**