

**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](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Royston Grove, Hatch End**

**£1,075 P.C.M**

**Key Features include:**

- Studio Apartment
- Ground Floor
- Double Glazing
- Gas Central Heating
- Communal Gardens
- Off Street Parking
- Unfurnished

# Accommodation:

## Entrance Hall

Carpet, door to:-

## Studio Room 18' 1" x 14' 9" (5.51m x 4.49m)

Three windows to front, blinds, fitted carpet, low and eye level kitchen units, washing machine, fridge/freezer, electric oven, gas hob and extractor above.

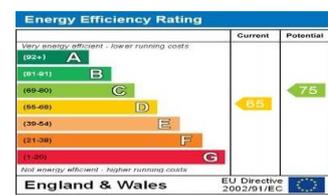
## Shower Room

Modern including shower enclosure with power shower, vanity wash hand basin with cupboards under, low-level flush WC, heated towel rail, wall mounted mirror and window to side.

**Council Tax Band: A    EPC Rating: D**



**Location:** Royston Grove is situated off The Avenue.



**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.