

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Uxbridge Road, Hatch End**

**£1,675 P.C.M**

**Key Features include:**

- Two Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Allocated Parking Space
- Unfurnished

# Property Overview:

Situated in the heart of Hatch End, this spacious, well presented **TWO DOUBLE BEDROOM** first floor apartment is moments from local shops, restaurants and Hatch End overground station. **UNFURNISHED**

## Accommodation:

### Landing

No Heating to entrance ground floor, window to side and door to:

### Lounge/Dining Room 16' 8" x 11' 5" (5.08m x 3.48m)

Window to front, fireplace, laminate flooring.

### Kitchen/Breakfast Room 15' 4" x 10' 1" (4.67m x 3.07m)

Fitted with a matching range of base and eye level units with worktop space over, under unit lighting, stainless steel sink with single drainer, mixer tap, filter tap is not in operation, fridge, freezer, washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, window to front, window to rear and laminate flooring.

### Bedroom 1 14' 9" x 12' 6" (4.49m x 3.81m)

Bay window to rear, two double wardrobes and laminate flooring.

### Bedroom 2 8' 9" x 8' 5" (2.66m x 2.56m)

Window to front and laminate flooring.

### Bathroom

Fitted with three piece suite including deep panelled bath with built in shower over, pedestal wash hand basin, low-level flush WC, tiled surround, window to rear and ceramic tiled flooring.

### Outside

Allocated parking space for one car.

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



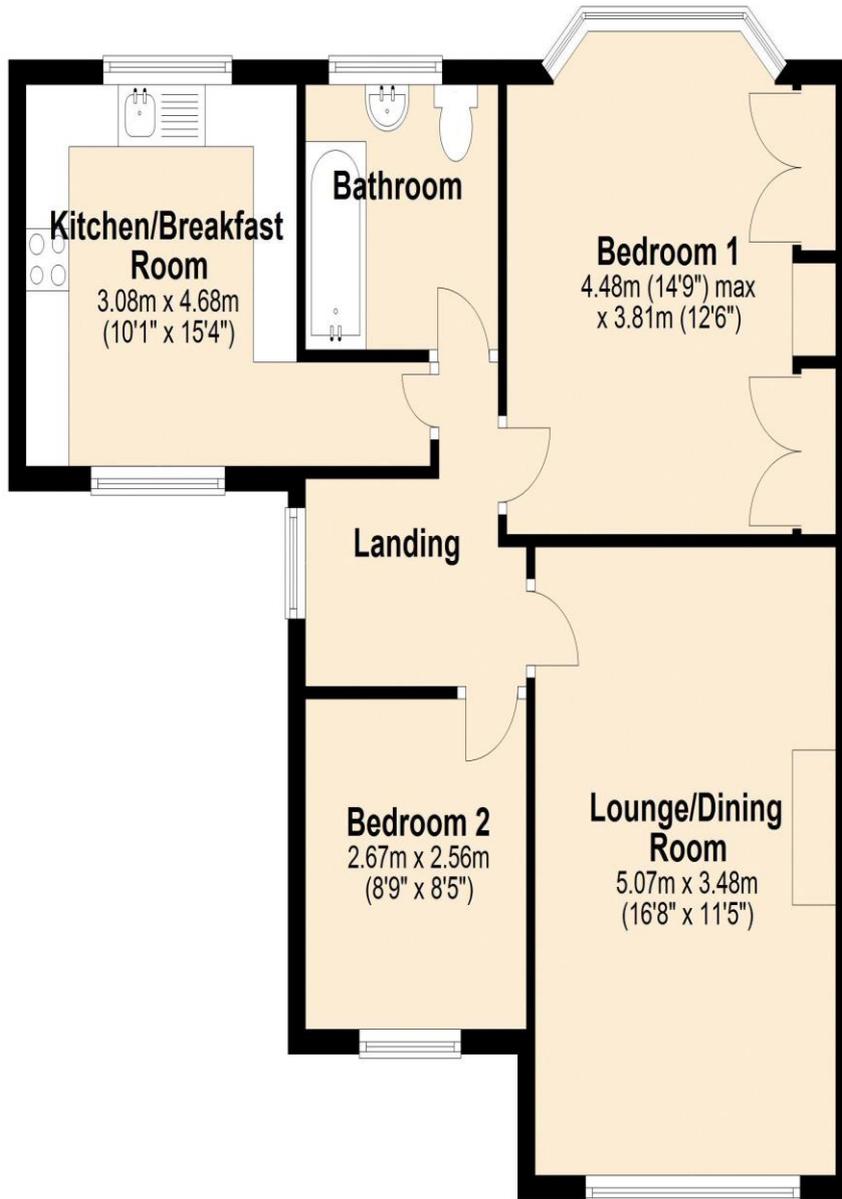


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

# First Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



Total area: approx. 61.2 sq. metres (658.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.**