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Est. 1991



**Royston Grove, Hatch End**

**£1,675 P.C.M**

### **Key Features include:**

- Two Bedrooms
- First Floor
- Recently Refurbished
- Carpets Throughout
- Gas Central Heating
- Double Glazing
- Off Street Parking For Two Cars
- Communal Gardens
- Unfurnished

# Property Overview:

Possessing elegant interiors and an abundance of space throughout, this recently refurbished TWO BEDROOM first floor duplex apartment forms part of an Edwardian residence positioned in one of Hatch End's most desirable roads, within walking distance to Hatch End's array of eateries and station. UNFURNISHED

## Accommodation:

### Entrance Hall

Carpet, storage cupboard with meters within, stairs and door to:-

### Lounge 18' 3" x 15' 3" (5.56m x 4.64m)

Windows to front, blinds and fitted carpet.

### Kitchen/Breakfast Room 15' 7" x 9' 2" (4.75m x 2.79m)

Matching range of base level units with worktop space over, stainless steel sink with mixer tap, fridge/freezer, washing machine, built-in electric fan assisted oven, four ring electric halogen hob with extractor hood over, window to side, vinyl flooring and door to:-

### Utility Area 5' 10" x 4' 5" (1.78m x 1.35m)

Vanity wash hand basin with cupboards below, mirror over, sliding door to storage cupboard and sliding door to bathroom.

### Bathroom

Fitted with two piece suite including deep panelled bath with shower over, glass screen, low-level flush WC, tiled surround and window to side.

### Landing

Stairs, carpets, door to storage cupboard and door leading to:-

### Bedroom 1 15' 3" x 12' 6" (4.64m x 3.81m)

Two windows to rear, blinds and fitted carpet.

### Bedroom 2 8' 2" x 7' 1" (2.49m x 2.16m)

Window to rear, fitted carpet and blind.

### Outside

Off street parking for two cars and attractive communal garden.

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





To arrange a viewing call:

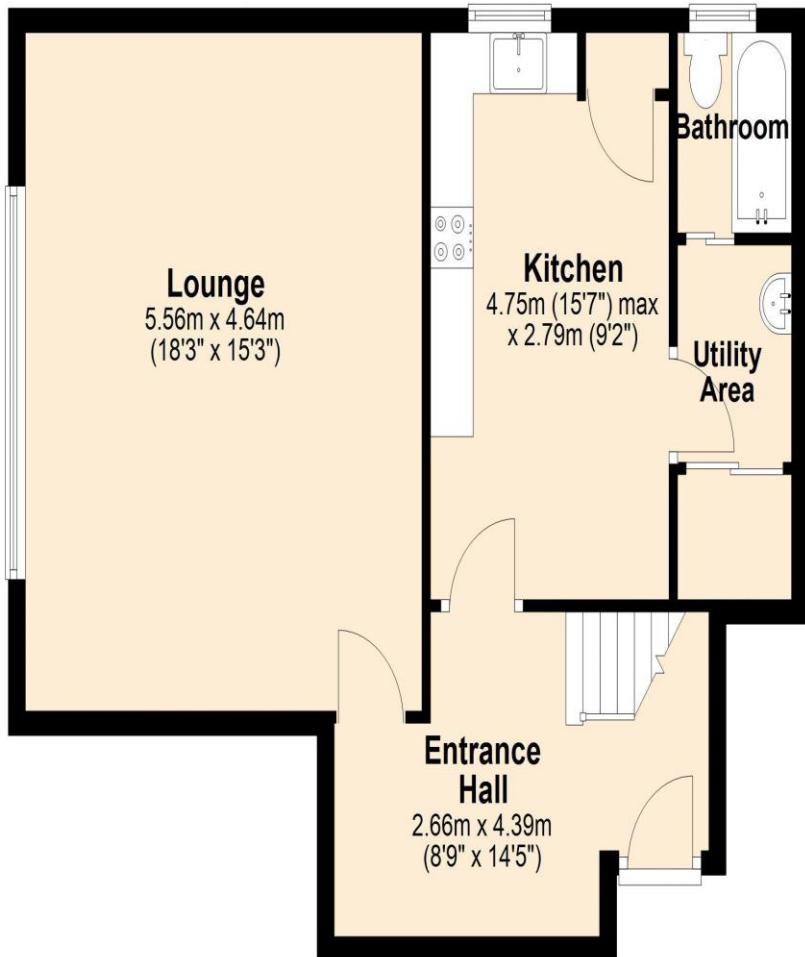
**020 8421 4847**

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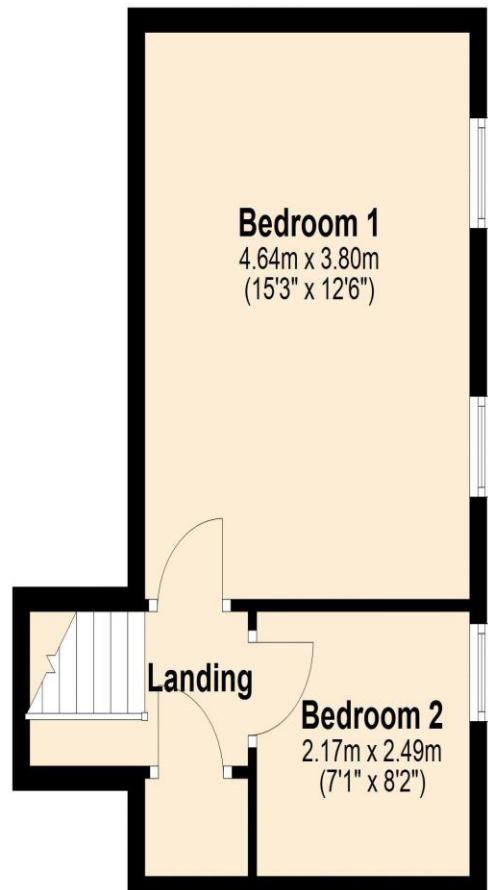
## First Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	70
(81-91)	B	78
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		

**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.**