

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

Est. 1991



**By The Wood, Watford**

**£1,700 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- Raised Ground Floor
- Study
- Gas Central Heating
- Double Glazing
- Entryphone System
- Communal Gardens
- Unfurnished

# Property Overview:

This larger than average, contemporary **TWO DOUBLE** bedroom raised ground floor apartment is conveniently situated close to Carpenders Park overground station and within a short walk to Merry Hill Wood. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Fitted carpet, double door, door to:

### Study 7' 2" x 4' 10" (2.18m x 1.47m)

Window to side and fitted carpet.

### Lounge/Diner 18' 0" x 13' 2" (5.48m x 4.01m)

Two double glazed windows, fitted carpet, double door to:-

### Kitchen/Breakfast Room 12' 3" x 11' 6" (3.73m x 3.50m)

Fitted with a matching range of base and eye level units with worktop space over with under unit lighting, stainless steel sink with mixer tap, integrated fridge/freezer, freestanding washing machine, dishwasher, slimline dishwasher, built-in electric fan assisted oven, miele gas hob, extractor hood and window.

### Inner Hallway

Airing cupboard, storage cupboard and door.

### Master Bedroom 13' 4" x 11' 2" (4.06m x 3.40m)

Window, fitted carpet and fitted wardrobes.

### Bedroom 2 11' 4" x 10' 3" (3.45m x 3.12m)

Window, fitted carpet and fitted wardrobe.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with independent shower over, mixer tap, glass screen, vanity wash hand basin with drawers under, mixer tap, tiled surround, low-level flush WC, heated towel rail, mirrored cabinet and window.

### Outside

Communal gardens and single garage in nearby block.

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



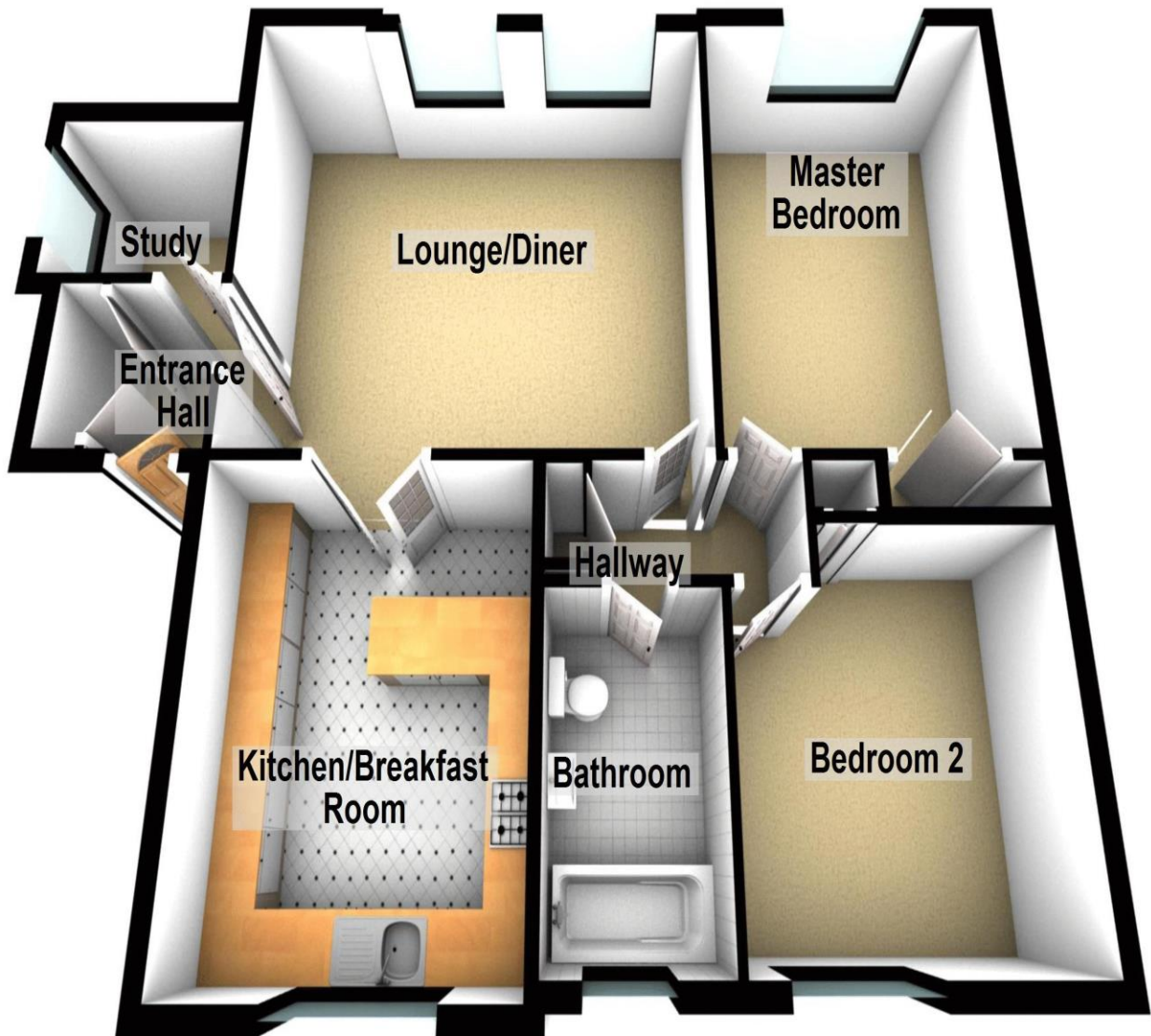


To arrange a viewing call:  
**020 8421 4847**

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# First Floor

Approx. 76.3 sq. metres (821.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 sq. feet)



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A		81	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(59-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & 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.