

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



Est. 1991



Royston Grove, Hatch End

£1,100 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:-

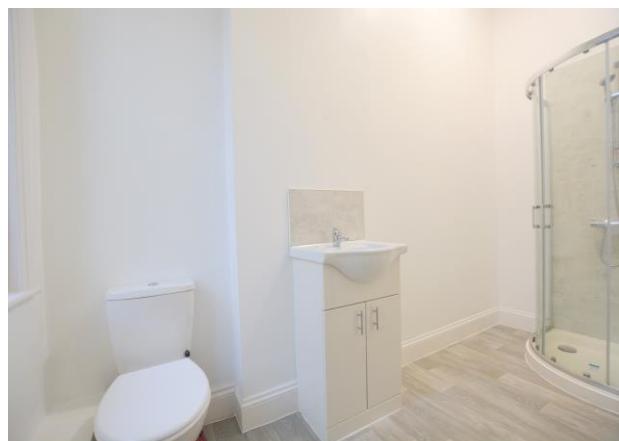
## Studio Room 18' 1" x 14' 9" (5.51m x 4.49m)

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

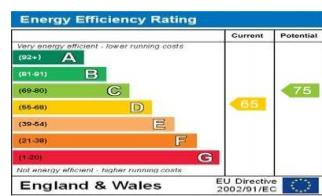
## Shower Room

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.**