

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Devonshire Road, Hatch End

£1,850 P.C.M

Key Features include:

- Two Double Bedrooms
- Second floor
- High Standard Throughout
- Gas Central Heating
- Double Glazing
- Entryphone System
- Parking On Street
- Shared Balcony
- Unfurnished

Property Overview:

This larger than average, stunning TWO DOUBLE bedroom second floor apartment is presented to a high standard throughout, situated in the heart of Hatch End moments from sought after eateries, shops, Grimsdyke Primary School and overground line station providing swift access into Central London. **UNFURNISHED**

Accommodation:

Entrance Hall

Storage cupboard, laminate flooring and door to:-

Lounge/Dining Room 15' 7" x 11' 9" (4.75m x 3.58m)

Window to front, fireplace, blinds and laminate flooring.

Kitchen 11' 2" x 6' 5" (3.40m x 1.95m)

Contemporary matching range of base and eye level units with wooden worktop space over with under unit lighting, stainless steel sink with single drainer, integrated dishwasher, washing machine, freestanding fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, ceramic tiled flooring and door to:-

Shared Balcony 4' 7" x 3' 11" (1.40m x 1.19m)

Access to communal stairwell.

Master Bedroom 17' 1" x 10' 6" (5.20m x 3.20m)

Window to front, laminate flooring, blind, contemporary range of fitted wardrobes with sliding doors including lights above and dressing table area.

Bedroom 2 15' 7" x 10' 1" (4.75m x 3.07m)

Window to rear, blind and laminate flooring.

Shower Room

Window to side, heated towel rail.

Outside

Communal gardens, first come/first serve parking to front of block and ample street parking.

Council Tax Band: D EPC Rating: D



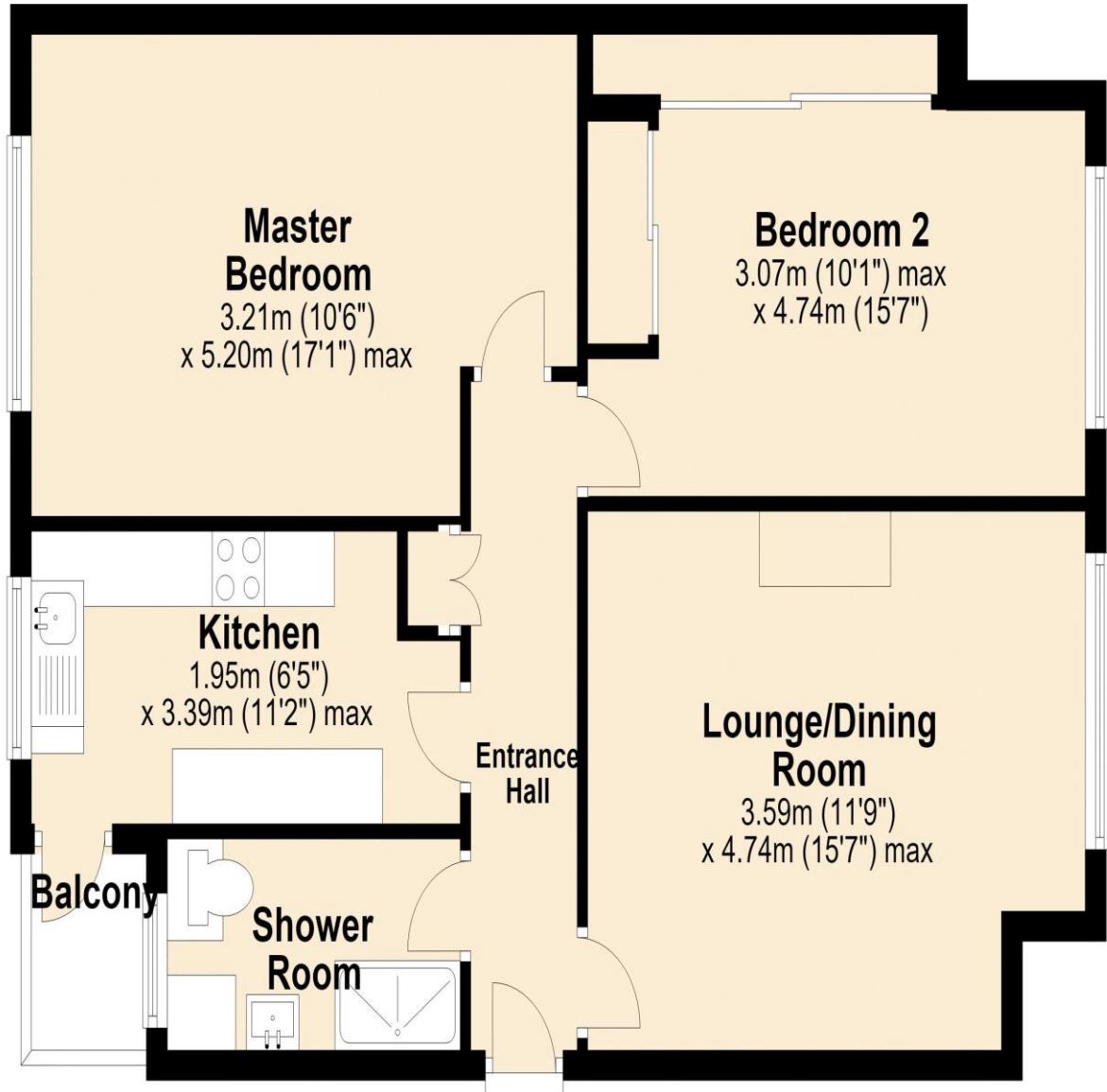


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.