

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

Est. 1991



**Uxbridge Road, Hatch End**

**£1,050 P.C.M**

**Key Features include:**

- Studio Apartment
- Third Floor
- Double Glazing
- Gas Central Heating
- Entryphone
- Parking on street
- Part Furnished

# Accommodation:

## Entrance Hallway

Storage with washing machine, stairs leading to:-

## Shower Room

Comprising of low level flush WC, shower cubicle and wash hand basin

## Bedroom Area 4.22m (13'10") x 3.63m (11'11")

Carpet, blind, chest of drawers and wardrobe.

## Kitchen/Diner 4.09m (13'5") x 2.41m (7'11")

Modern range of base and wall level units including fridge, electric oven and hob with extractor hood.

Council Tax Band: C EPC Rating: C



**Location:** The property is located above commercial premises on Uxbridge Road



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.