

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

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



Cornwall Road, Hatch end

£2,000 P.C.M

Key Features include:

- Two Double Bedrooms
- En-Suite Shower Room
- Ground Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Private Patio
- Communal Gardens
- Private Gated Allocated Parking Space
- Unfurnished

Property Overview:

Positioned in the heart of Hatch End, this rarely available, ultra contemporary TWO DOUBLE bedroom, TWO BATHROOM ground floor apartment benefits from a private patio, secure gated allocated parking space and is within walking to Hatch End overground station and shops. **UNFURNISHED**

Accommodation:

Entrance Hall

Window to side, blinds, laminate flooring and door to:-

Lounge/Diner 14' 4" x 14' 0" (4.37m x 4.26m)

Window to side, window to front, blinds and laminate flooring.

Bedroom 2 11' 4" x 9' 8" (3.45m x 2.94m)

Window to side, blind, fitted wardrobe and laminate floor.

Master Bedroom 13' 4" x 9' 8" (4.06m x 2.94m)

Window to side, blinds, fitted wardrobe, laminate flooring and door to:-

En-suite Shower Room

Fully tiled modern suite including shower cubicle, wall hung wash hand basin, mirror above, shaver point, heated towel rail, ceramic tiled flooring and low level flush WC.

Bathroom

Modern three piece suite comprising deep panelled bath with raindrop shower head over, glass screen, wall mounted wash hand basin, shaver point, low-level WC, tiled surround, window to side, heated towel rail and ceramic tiled flooring.

Kitchen/Breakfast Room 20' 2" x 9' 4" (6.14m x 2.84m)

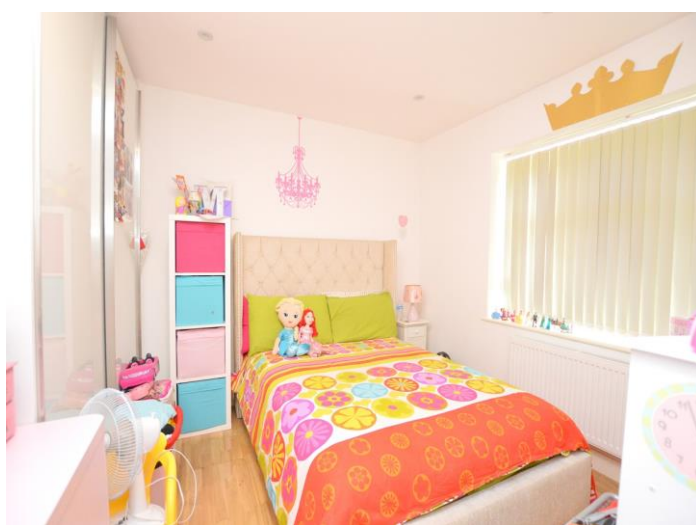
Modern range of matching base and eye level units, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher and washer/dryer, electric fan assisted oven, four ring gas hob with extractor hood over, eye level, built-in microwave, window to rear, storage cupboard containing hot water cylinder, ceramic tiled flooring and double doors to private patio area.

Private Patio 20' 2" x 9' 9" (6.14m x 2.97m)

Tiled area with low level fence and access to rear communal garden/parking area.

Council Tax Band: C EPC Rating: D



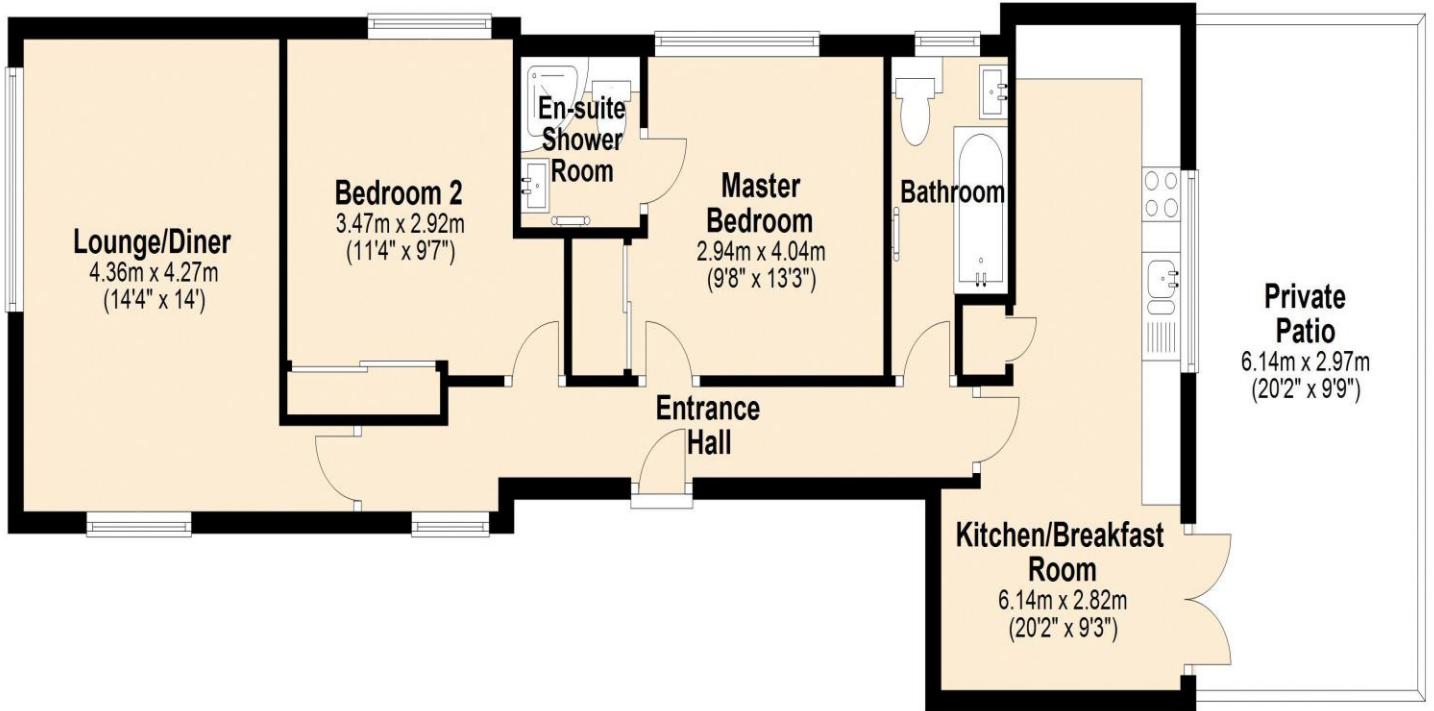


To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

Ground Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	73
		EU Directive 2002/91/EC	
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		59	74
		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.