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**ROBERTSON  
PHILLIPS**

Est. 1991



**Talbot Road, Wembley**

**£1,400 P.C.M**

**Key Features include:**

- One Bedroom
- First Floor
- Double Glazing
- Electric Heating
- Entryphone System
- Communal Gardens
- Gated Car Park (First Come, First Serve)
- Furnished

# Property Overview:

Positioned in the heart of Wembley with its array of shopping facilities, restaurants, stadium, overground and metropolitan line stations, this spacious ONE DOUBLE bedroom first floor apartment boasts light filled rooms. FURNISHED

## Accommodation:

### Entrance Hall

Carpet, large storage cupboard, door to: -

### Kitchen/Breakfast Room 10' 9" x 6' 9" (3.27m x 2.06m)

Range of wall and low level units. Appliances include fridge/freezer, washing machine, electric fan assisted oven, electric ceramic hob with extractor hood over, double glazed window to rear, blind and break table with one chair.

### Master Bedroom 13' 0" x 10' 9" (3.96m x 3.27m)

Window to rear, carpet, double bed, two chest of drawers, one triple wardrobe, one double wardrobe with three drawers beneath and two bedside tables.

### Lounge/Diner 14' 2" x 13' 0" (4.31m x 3.96m)

Window to front, carpet, curtains, two sofas (one being a sofa bed), table with three chairs, coffee table and a TV side table.

### Bathroom

Fitted with three piece modern suite comprising of deep panelled bath with hand shower attachment over, electric shower, shower curtain, wash hand basin, low-level flush WC, tiled surround, wall mounted mirror cabinet and window to rear.

### Outside

Communal gardens and gated car park with spaces on a first come, first serve basis.

Deposit required is £1,442.00

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





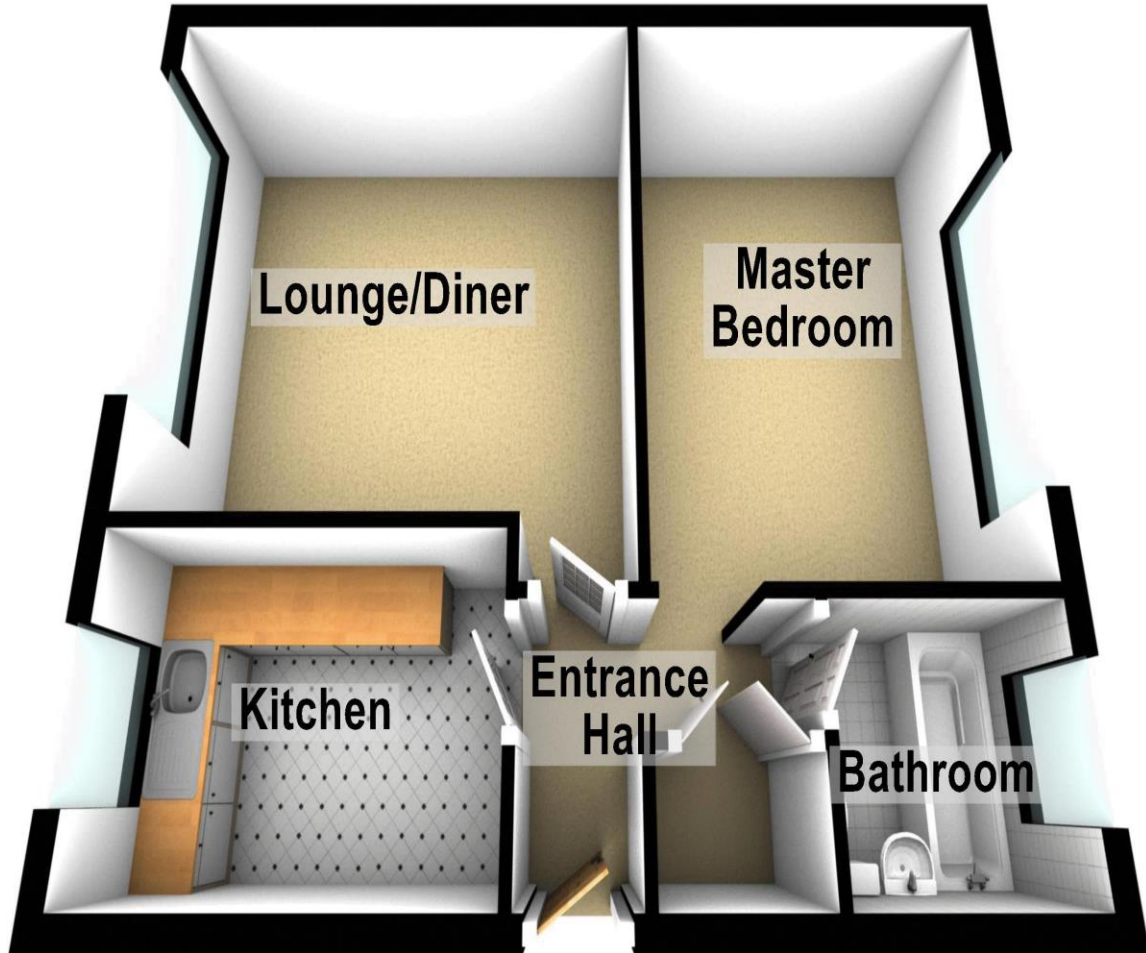


To arrange a viewing call:  
**020 8421 4847**

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# First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 43.8 sq. metres (471.2 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                                  |                         |  | (92-100) A  |
| (81-91) B                                   |                         |  | (81-91) B   |
| (69-80) C                                   |                         |  | (69-80) C   |
| (55-68) D                                   |                         |  | (55-68) 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 | EU Directive 2002/91/EC                        | England & Wales   |
|   | 75                      | 83   | 59  |

**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.