

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Lonsdale Close, Hatch End

£1,700 P.C.M

Key Features include:

- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Second Floor
- Entry Phone System
- Communal Gardens
- Off Street Parking
- Part Furnished

Property Overview:

Flooded with natural light throughout, this ultra contemporary TWO DOUBLE bedroom second floor apartment is positioned in the heart of Hatch End within walking distance to local shops, mainline station and Pinner High Street. PART FURNISHED

Accommodation:

Entrance Hall

Fitted carpet and door to:-

Kitchen/Breakfast Room 11' 5" x 10' 6" (3.48m x 3.20m)

Fitted with a modern range of base and eye level units with worktop space over, under unit lights, stainless steel sink with mixer tap, fridge/freezer, integrated dishwasher, combined washer/dryer, electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, two bar stools and ceramic tiled flooring.

Lounge/Diner 16' 4" x 11' 7" (4.97m x 3.53m)

Window to front, fitted carpet, 2 x leather two seater sofa, coffee table, dining table/4 chairs and curtains.

Master Bedroom 12' 2" x 10' 5" (3.71m x 3.17m)

Window to front, fitted carpet, curtains, chest of drawers, two side tables, study table and modern range of fitted wardrobes.

Bedroom 2 11' 4" x 8' 6" (3.45m x 2.59m)

Window to side, two double wardrobes, chest of drawers, two single beds and fitted carpet.

Shower Room

Luxury suite with shower enclosure, vanity wash hand basin with cupboards under, mixer tap. mirrored cabinet with shaving points above, tiled surround, low-level WC, extractor fan, window to rear and ceramic tiled flooring.

Outside

Communal gardens and off street parking based on first come, first serve basis.

Council Tax Band: D EPC Rating: D



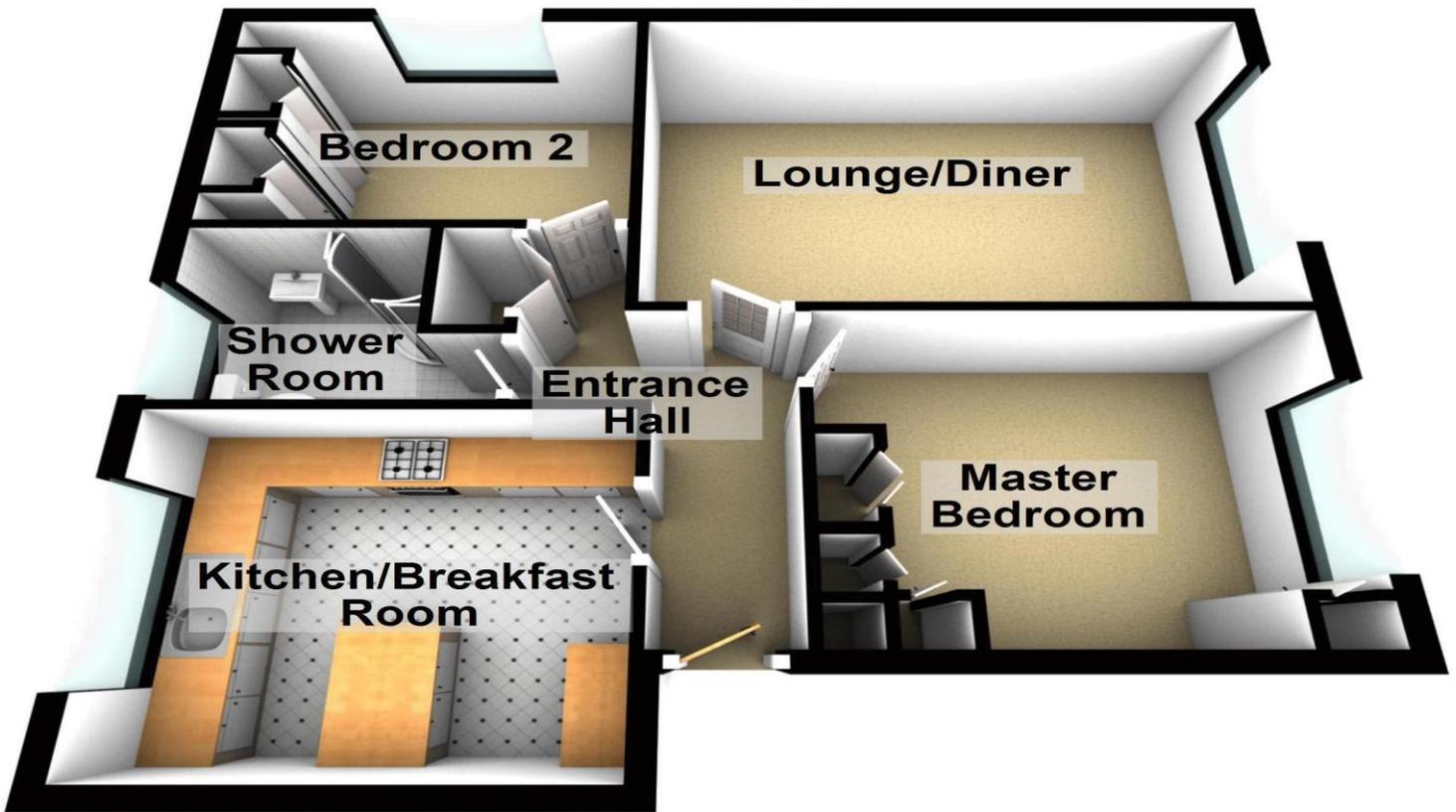


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 656.4 sq. feet



Total area: approx. 656.4 sq. feet



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
		77	80
	58		56
England & Wales	EU Directive 2002/91/EC		England & 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.