

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](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161  
Harrow : 020 8863 1122  
Pinner : 020 8866 7151



Est. 1991



**Oakdene Close, Hatch End**

**£1,450 P.C.M**

### Key Features include:

- One Double Bedroom
- First Floor
- Gas Central Heating
- New Double Glazing
- New Flooring Throughout
- Communal Gardens
- Allocated Parking Space
- Unfurnished

# Property Overview:

This fully refurbished ONE DOUBLE bedroom first floor apartment boast stylish interiors and is located minutes from Hatch End Broadway with its array of sought after eateries and overground station allowing swift access into Central London. UNFURNISHED

## Accommodation:

### Entrance Hall

New carpet, stairs and door to storage cupboard.

### Landing

Window to side, laminate flooring, door to storage cupboard containing hot water cylinder and boiler.

### Lounge Area 16' 2" x 10' 0" (4.92m x 3.05m)

Window to rear, laminate flooring and open plan to:-

### Kitchen Area 12' 10" x 6' 2" (3.91m x 1.88m)

Modern matching range of wall and base level units including integrated fridge/freezer, freestanding washing machine, built-in eye level electric fan assisted oven, built-in electric induction hob with extractor hood over, window to rear and laminate flooring.

### Bedroom 13' 1" x 10' 3" (3.98m x 3.12m)

Window to front and fitted carpet.

### Shower Room

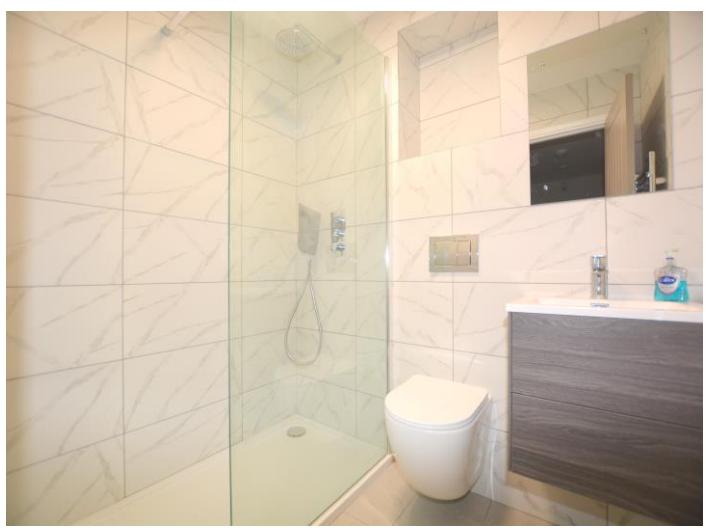
Luxury newly installed suite with double shower enclosure, vanity wash hand basin with drawers under, mirror, wall mounted low-level WC, tiled surround, heated towel rail and ceramic tiled flooring.

### Outside

Mature communal gardens and allocated parking space for one car.

Council Tax Band: C EPC Rating: C



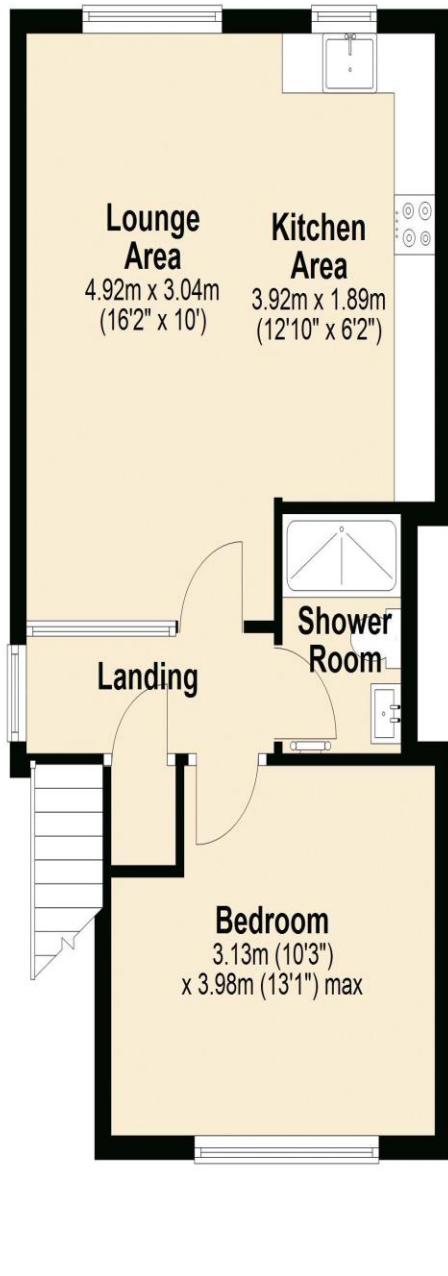


To arrange a viewing call:  
**020 8421 4847**

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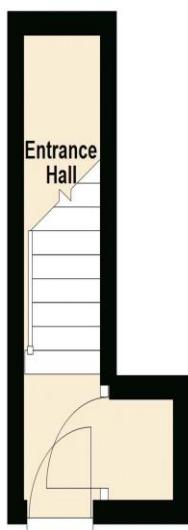
## First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



## Ground Floor

Approx. 4.4 sq. metres (47.5 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	71
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**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.**