

**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



**ROBERTSON  
PHILLIPS**

Est. 1991



**Grove Avenue, Pinner**

**£1,300 P.C.M**

**Key Features include:**

- One Double Bedroom
- First Floor
- Video Entryphone
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Ample Storage
- Unfurnished

# Property Overview:

Positioned a short walk from Pinner with its sought after eateries and Metropolitan line station, this bright ONE DOUBLE bedroom first floor apartment boasts ultra contemporary interiors. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Laminate flooring and door to two storage cupboards.

### Lounge 12' 3" x 12' 1" (3.73m x 3.68m)

Two windows to rear, laminate flooring and door to balcony.

### Kitchen 9' 9" x 8' 6" (2.97m x 2.59m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring glass top gas hob with extractor hood over, two windows to front and ceramic tiled flooring.

### Bedroom 12' 3" x 10' 3" (3.73m x 3.12m)

Two windows to rear, window to side and laminate flooring.

### Bathroom

Fitted with modern three piece suite comprising deep panelled bath with shower attachment, glass screen, wash hand basin, low-level flush WC, tiled surround and window to front.

### Outside

Communal gardens and unrestricted parking to front.

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





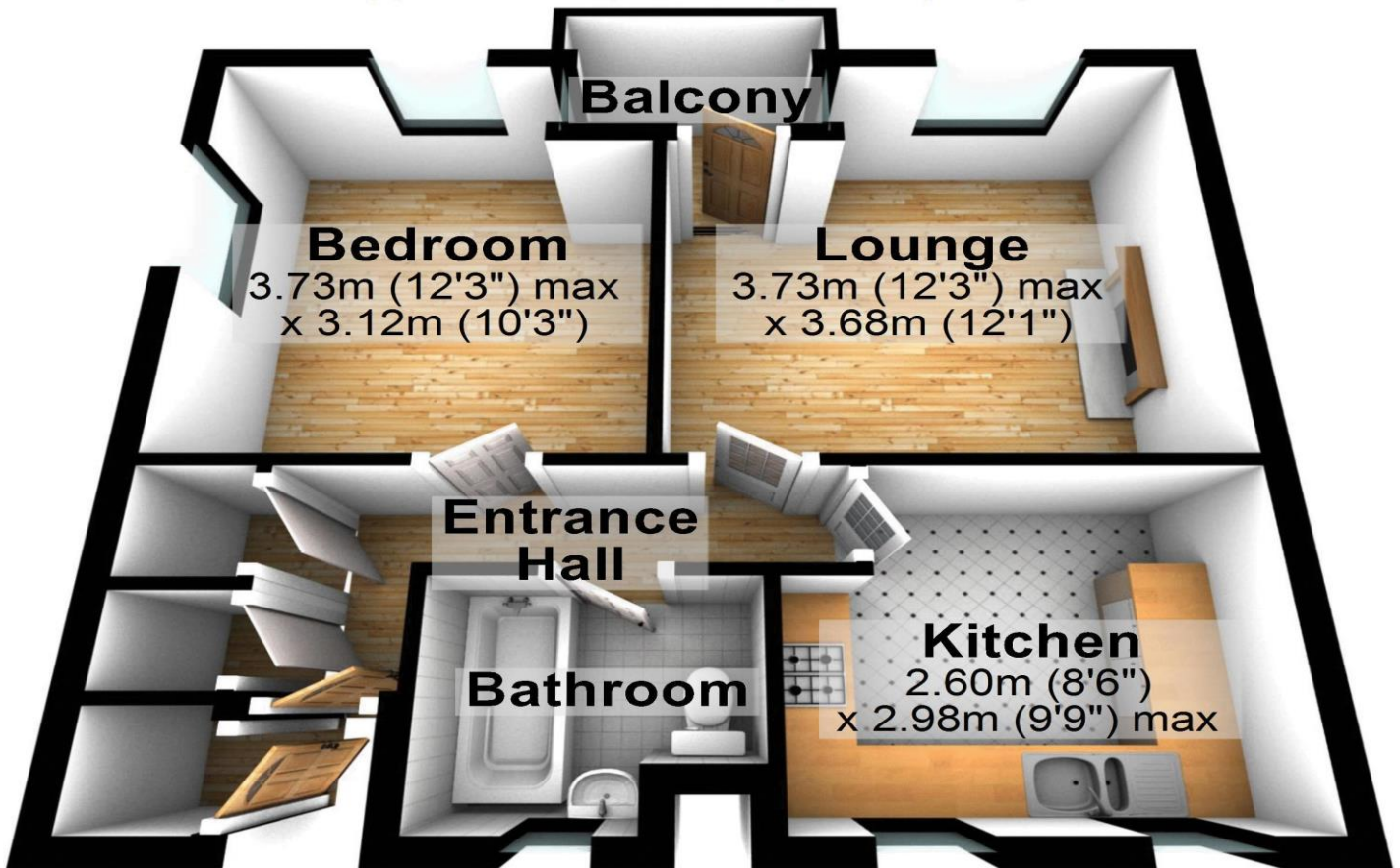


To arrange a viewing call:  
**020 8421 4847**

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

## First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 41.2 sq. metres (443.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	78
	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.