

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Uxbridge Road, Hatch End

£1,275 P.C.M

Key Features include:

- One Bedroom
- First Floor
- Electric Powered Central Heating
- Double Glazing
- Entryphone System
- Allocated Parking Space
- Unfurnished

Property Overview:

Situated above commercial premises, this stylish, contemporary ONE DOUBLE bedroom first floor apartment is perfectly positioned on Hatch End Broadway moments from popular restaurants and overground station.
UNFURNISHED

Accommodation:

Entrance Hall

Carpet, door to large storage cupboard.

Bedroom 12' 1" x 10' 5" (3.68m x 3.17m)

Window to front, blind and fitted carpet.

Lounge/Diner 15' 8" x 8' 9" (4.77m x 2.66m)

Window to front, blind. fitted carpet, open plan to: -

Kitchen Area 9' 0" x 6' 0" (2.74m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink/drain, integrated fridge/freezer, washing/dryer, electric fan assisted oven, four ring electric induction hob, window to front, blind and laminate flooring.

Bathroom

Fitted with three piece suite comprising deep panelled bath, wash hand basin with shower above and shower curtain and low-level WC, tiled surround, vinyl flooring.

Outside

Parking for one car to the rear.

Council Tax Band: B **EPC Rating: E**



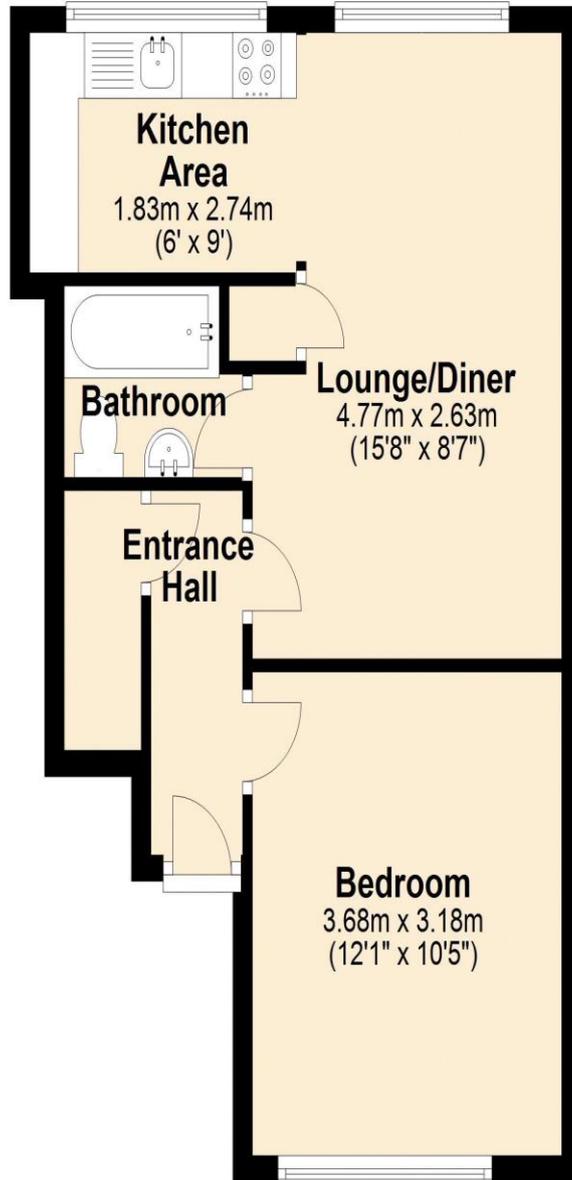


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 39.2 sq. metres (422.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	58
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.