

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Carmichael Close, Ruislip

£1,250 P.C.M

Key Features include:

- One Double Bedroom
- First Floor
- Double Glazing
- Economy 7 Heating
- Newly Painted
- Ample Storage
- Entryphone System
- First Come, First Serve Parking
- Unfurnished

Property Overview:

This freshly painted and well presented ONE DOUBLE bedroom first floor apartment is conveniently situated in Ruislip within walking distance to Ruislip Gardens Central line station providing swift access into Central London and a short distance to local shops and the M40 leading into London by car. **UNFURNISHED**

Accommodation:

Entrance Hall

Fitted carpet, door to Storage cupboard, door to:

Lounge/Dining Room 18' 0" x 9' 8" (5.48m x 2.94m)

Fitted carpet, curtains, double doors to Juliet balcony and door to:-

Kitchen 11' 9" x 6' 2" (3.58m x 1.88m)

Fitted with a modern matching range of base and eye level units with worktop space over, under unit lighting, stainless steel sink with single drainer with mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring electric halogen hob with extractor hood over, window to rear and vinyl flooring.

Bedroom 13' 8" x 8' 7" (4.16m x 2.61m)

Window to front, net, fitted wardrobe and fitted carpet.

Bathroom

Modern three piece suite, comprising deep panelled bath with built in shower above, shower curtain, pedestal wash hand basin, low-level flush WC, tiled surround, electric fan heater, extractor fan, mirrored cabinet, shaver point, window to rear and ceramic tiled flooring.

Outside

First come, first serve parking to front and on road.

Council Tax Band: C EPC Rating: B



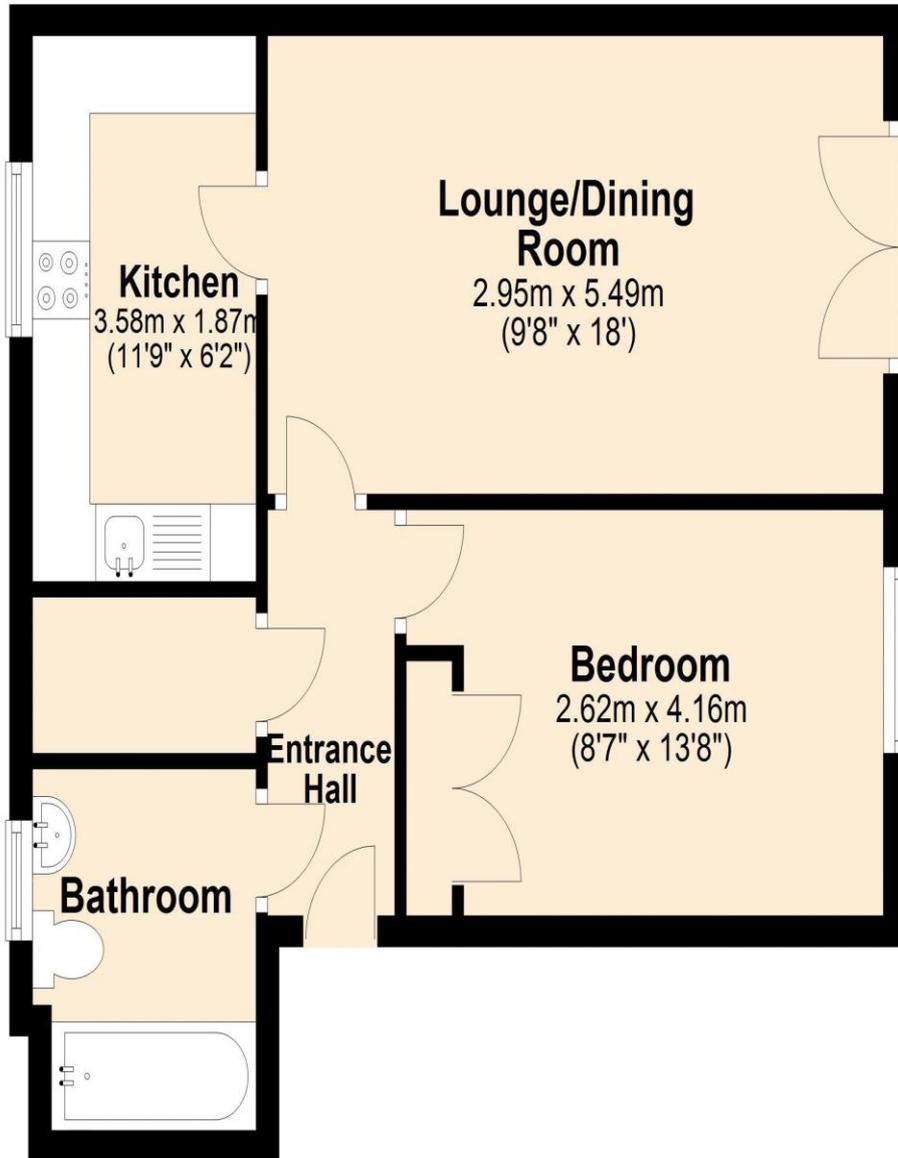


To arrange a viewing call:
020 8421 4847

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

First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 44.6 sq. metres (480.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	81	83
	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.