

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Lutyens Lodge, Uxbridge Road £150,000



www.robertsonphillips.co.uk



A bright well decorated One Bedroom top floor Retirement flat situated in this sought after development located in the heart of Hatch End which benefits from local shops, fine dining restaurants and transport including station and bus services. Comprising lounge/dining room opening to fitted kitchen, double bedroom and fitted shower room/wc. Features include double glazing, security entry phone system, commercial tumble dryers, underground parking, communal lounge, lifts to all floors and delightful gardens.



Ground Floor
Cupboard

Cupboard

Lounge/Diner 5.40m (17'9") max x 3.17m (10'5")

Box window to rear, open plan, door to:
Kitchen 2.34m (7'8") x 2.06m (6'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and slimline dishwasher, electric fan assisted oven, electric hob with extractor hood over.

Bedroom 4.11m (13'6") x 2.68m (8'9")



Skylight, door to:

First Floor

Lease

99 years from 1988 - 62 years remaining

Service Charge

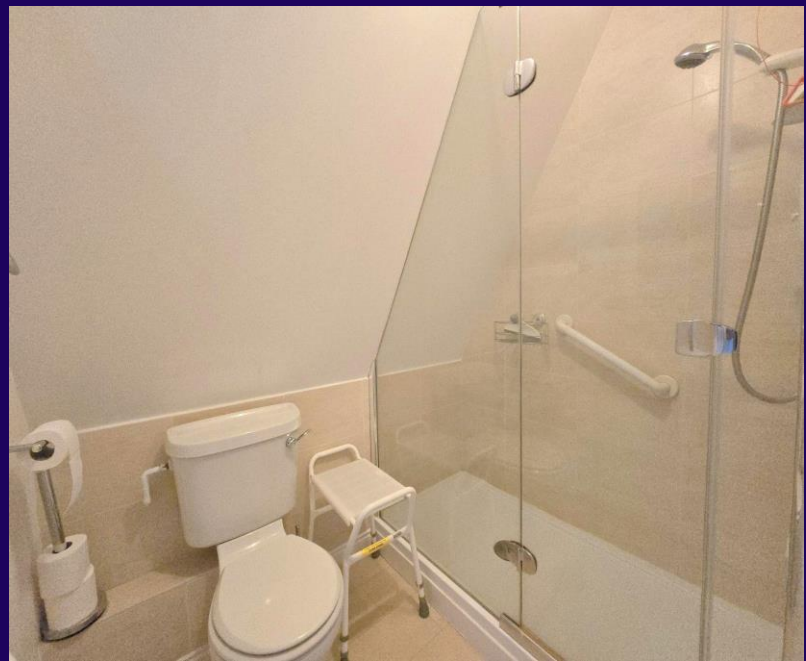
£2981.76 Per Annum

Council Tax Band: D

EPC Rating: C

Tenure: Leasehold

Facing:

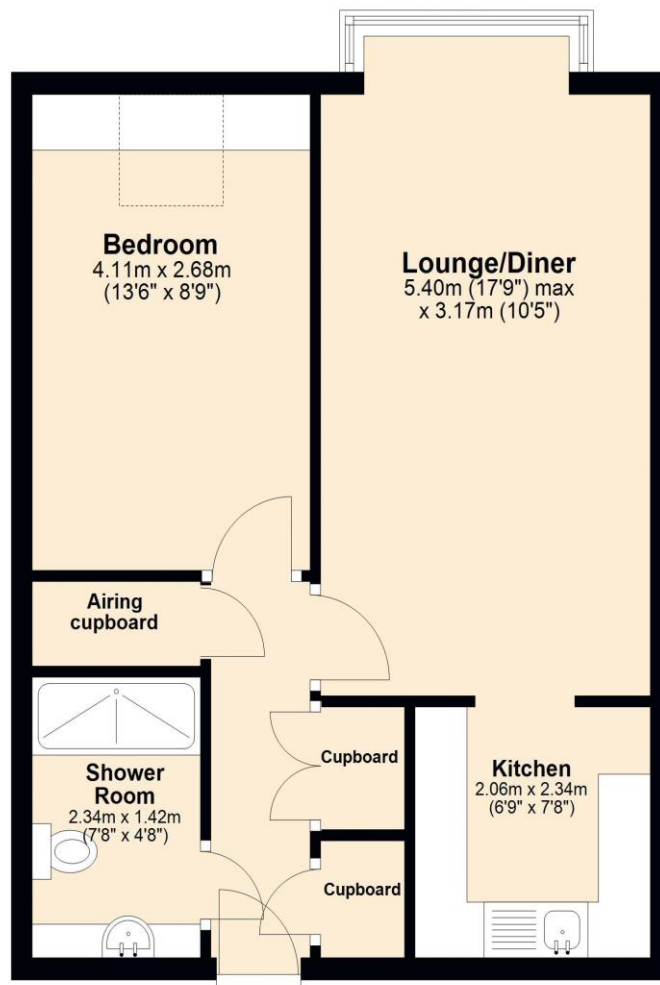


KEY FEATURES:

One Bedroom ● Modern Fitted Kitchen ● Shower Room ● Spacious Lounge ●
Communal Lounge ● Under Ground Car Park
● Lift ● Located On Hatch End High Street

Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 45.2 sq. metres (486.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	77 C



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.