

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Dove Park, Hatch End

Guide Price £325,000



www.robertsonphillips.co.uk



Situated in a sought-after development, this larger than average ONE DOUBLE bedroom raised ground floor apartment benefits from generous sized rooms flooded with natural light and is minutes from Hatch End's station and array of shops, bars and eateries.

ACCOMMODATION: Entrance Hall, lounge with door to balcony, kitchen/breakfast room (with appliances), bedroom with fitted wardrobes, modern installed bathroom suite with shower attachment above bath. **BENEFITS** include Gas CH, Video Entryphone system, balcony, lifts to all floors, permit parking and attractive communal gardens.



Ground Floor

Entrance Hall

Window to side, door to:

Lounge/Dining Room 17' 2" x 14' 2" (5.23m x 4.31m) Window to side, double door to balcony, blinds, parquet flooring, book case and chest of drawers.

Balcony 17' 2" x 3' 2" (5.23m x 0.96m)
Accessed via bedroom and lounge.

Inner Hall

Parquet floor, door to:



Kitchen/Breakfast Room 12' 6" x 9' 7" (3.81m x 2.92m) Window to rear, blind, storage cupboard housing boiler, range of wall and low level units incorporating an electric fan assisted oven, four ring gas hob, extractor hood, fridge/freezer, washing machine, tumble dryer and sink/drainer.

Bedroom 13' 5" x 11' 0" (4.09m x 3.35m) Window to side aspect, carpet, sliding built in wardrobes, chest of drawers, two bedside tables, blinds and door to balcony.

Bathroom

Luxury suite including low level flush WC, heated towel rail, blind, wall mounted wash hand basin, L shaped bath with screen and shower attachment over.

Garage - In nearby block - number 99.

Outside

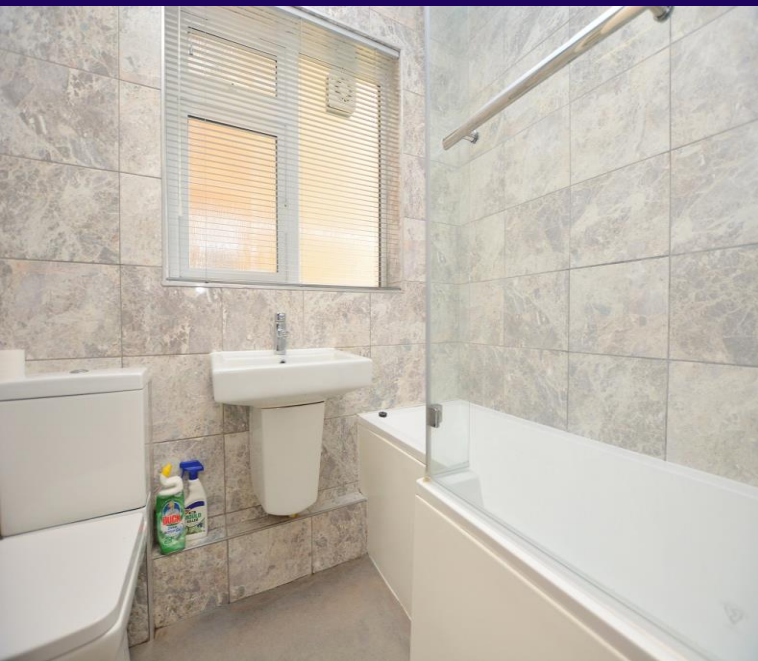
Communal gardens and permit parking on street.

Service Charge - £1621.44 Per Annum.

Council Tax Band: C

EPC Rating: C

Tenure: Share of Freehold 900 years plus remaining.

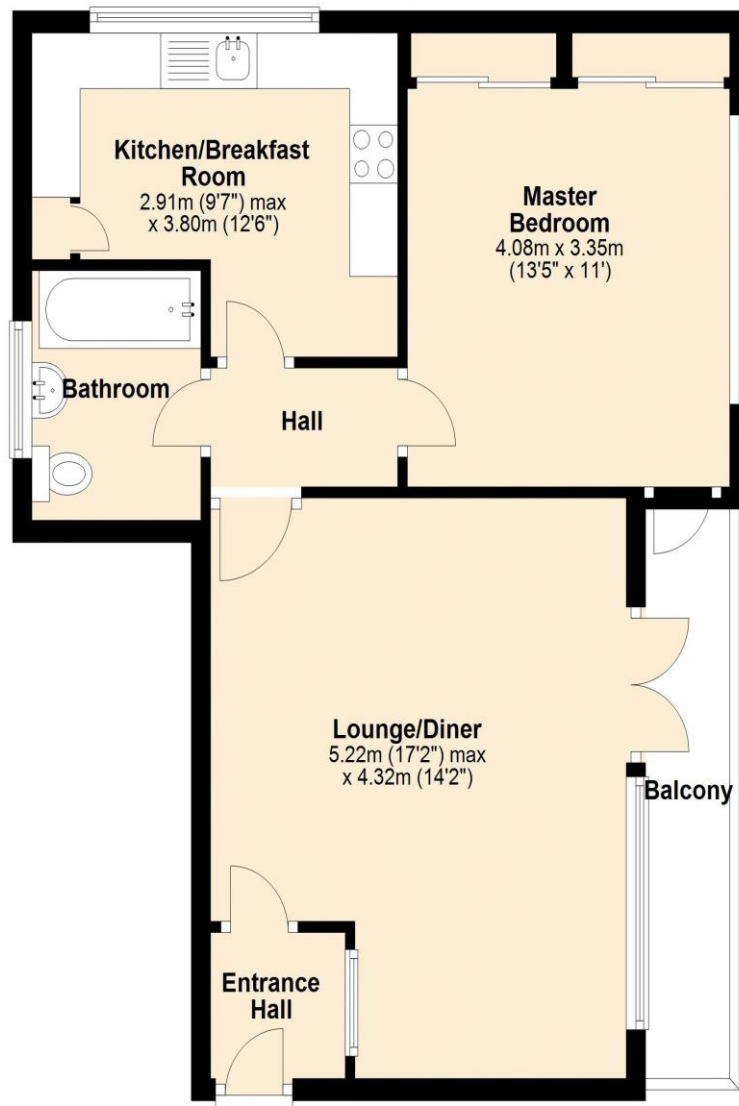


KEY FEATURES:

Raised Ground Floor ● Double Bedroom ● Gas Central Heating ● Entryphone System ●
Double Glazing ● Communal Gardens
● Permit Parking On Street ● Garage

Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 53.2 sq. metres (572.1 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 | | 70 | 78 |
| EU Directive 2002/91/EC | | | |
| www.epcau.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.

