

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



4 Devonshire Road, Hatch End £320,000



www.robertsonphillips.co.uk



A nicely proportioned first floor flat situated in a well-maintained development in Hatch End.

Local shops, restaurants, supermarkets and station are all within easy reach.

Comprising entrance lobby, lounge, fitted kitchen, double bedroom and bathroom.

Benefits include security entry phone system, garage in nearby block and share of freehold.



First Floor

Entrance Vestibule

Great addition to the flat with storage cupboard ideal area for shoes and coats.

Lounge/Dining Room 17' 8" x 10' 9" (5.38m x 3.27m) 17ft Lounge/Dining room with large window to rear, fitted carpet and door to kitchen.

Kitchen 9' 6" x 5' 6" (2.89m x 1.68m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, electric fan assisted oven, electric hob with extractor hood over, built-in microwave, window to rear and ceramic tiled flooring.



Bedroom 14' 9" x 9' 4" (4.49m x 2.84m)
Good sized double bedroom with fitted wardrobes and window to rear.

Shower Room

Fitted with a double shower enclosure with glass screen, wall mounted vanity wash hand basin with drawers under, mixer tap, tiled surround, low-level WC and wall mounted mirror with shaver point and ceramic tiled flooring.

Garage

Located at the rear of the property.

Tenure - Share of Freehold - 999 year lease from 1990

Service charge - £850 per annum

Buildings insurance - approximately £ 300 Per annum.

Council Tax Band: C

EPC Rating: D

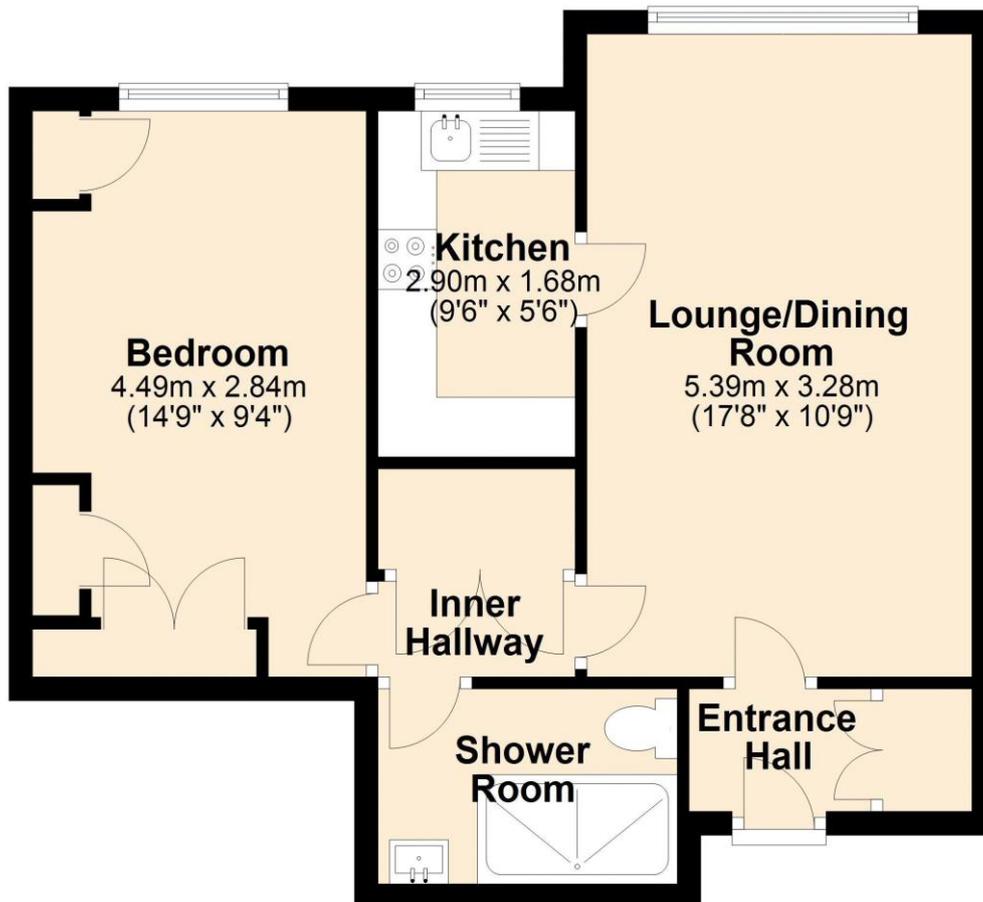


KEY FEATURES:

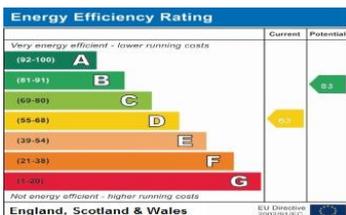
- 1 Bedroom
- Fitted Kitchen
- Great Location
- Garage
- Share of Freehold

First Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Total area: approx. 47.3 sq. metres (509.6 sq. feet)



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.