

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Oakdene Close, Hatch End

£1,275 P.C.M

Key Features include:

- One Double Bedroom
- First Floor
- Gas Central Heating
- Single Garage
- Communal Gardens
- Entryphone System
- Unfurnished

Property Overview:

An extremely well presented and bright ONE DOUBLE bedroom first floor apartment situated in the heart of Hatch End within walking distance to it's sought after shops, bars, restaurants and underground station. **UNFURNISHED**

Accommodation:

Entrance Hall

Carpet, leading to:-

Lounge/Diner 18' 6" x 12' 6" (5.63m x 3.81m)

Carpet and curtains.

Kitchen 9' 8" x 7' 8" (2.94m x 2.34m)

Range of low and wall level units including Fridge/freezer, washing machine, sink/drainer and electric cooker.

Bedroom 12' 8" x 10' 0" (3.86m x 3.05m)

Carpet, curtains and range of fitted wardrobes.

Bathroom

Modern suite with low level flush WC, wash hand basin and bath with shower attachment/curtain.

Outside

Communal gardens and single garage in nearby block.

Council Tax Band: C EPC Rating: C



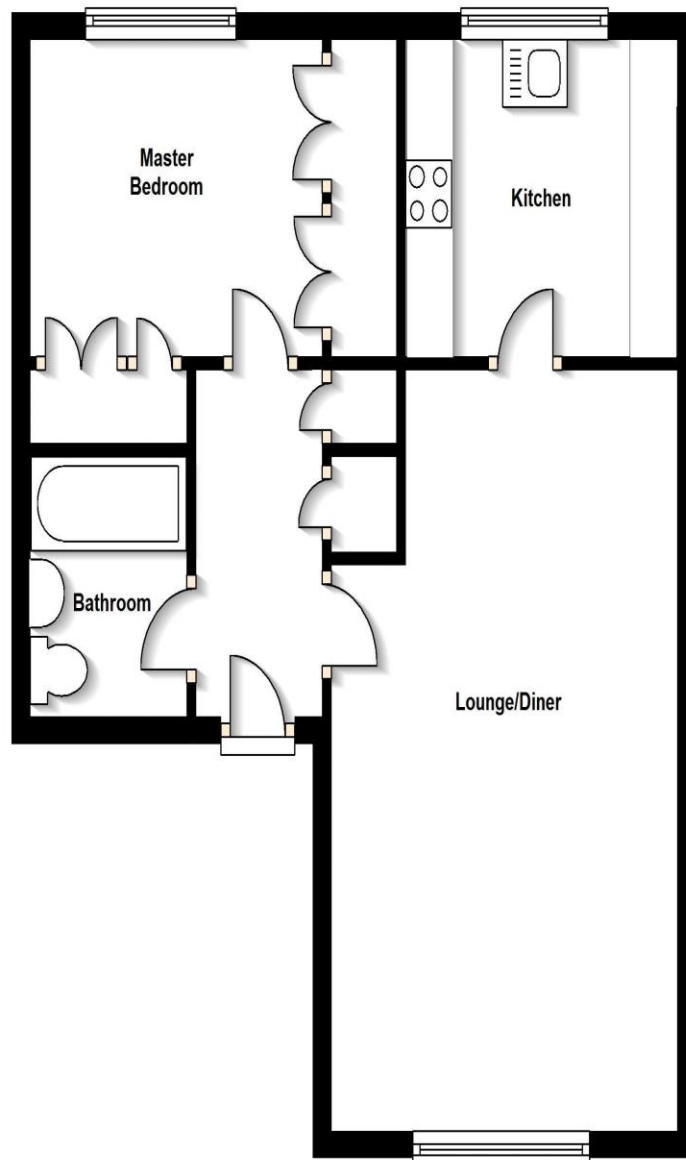


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 44.4 sq. metres (477.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.