

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Dove Park, Hatch End

£1,495 P.C.M

Key Features include:

- One Double Bedroom
- Second Floor
- Gas Central Heating
- Double Glazing
- Ultra Contemporary Throughout
- Window Shutters
- Entryphone System
- Balcony
- Communal Gardens
- Unfurnished

Property Overview:

Recently refurbished to a high standard throughout, this stunning ONE DOUBLE bedroom second floor apartment is located in the heart of Hatch End, within a few minutes walk to its overground station and selection of eateries.
UNFURNISHED

Accommodation:

Entrance Hall

Parquet wood block flooring, door to two storage cupboards.

Lounge/Dining Room 17' 8" x 12' 0" (5.38m x 3.65m)

Window to rear, shutters, parquet wood block flooring and double door to:-

Kitchen 11' 3" x 9' 4" (3.43m x 2.84m)

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, mixer tap, integrated dishwasher & washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, window to front and ceramic tiled flooring.

Bedroom 13' 9" x 9' 9" (4.19m x 2.97m)

Window to rear, shutters, parquet wood block flooring, range of fitted wardrobes and door to balcony.

Balcony 2.98m (9'9") x 1.24m (4'1")

Shower Room

Ultra modern suite with tiled floor, double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, low level flush WC, window to front and, heated towel rail.

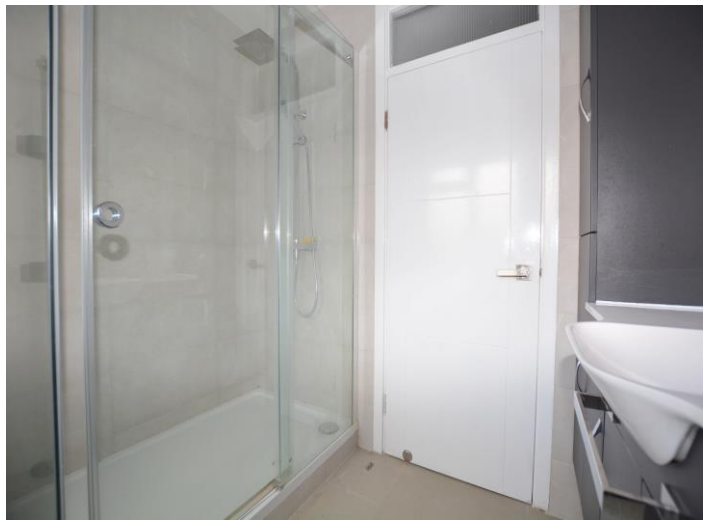
Outside

Permit parking on street and communal gardens.

Council Tax Band: C

EPC Rating: E



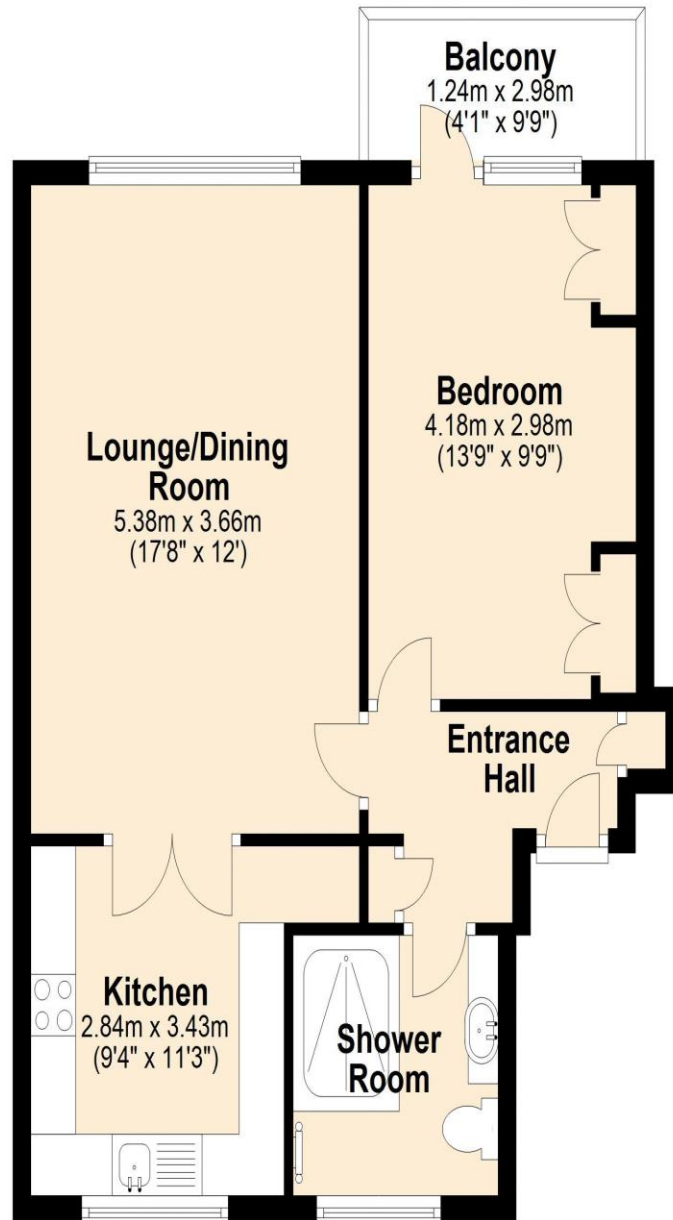


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 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	41	61
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.