

**ROBERTSON PHILLIPS**  
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**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**

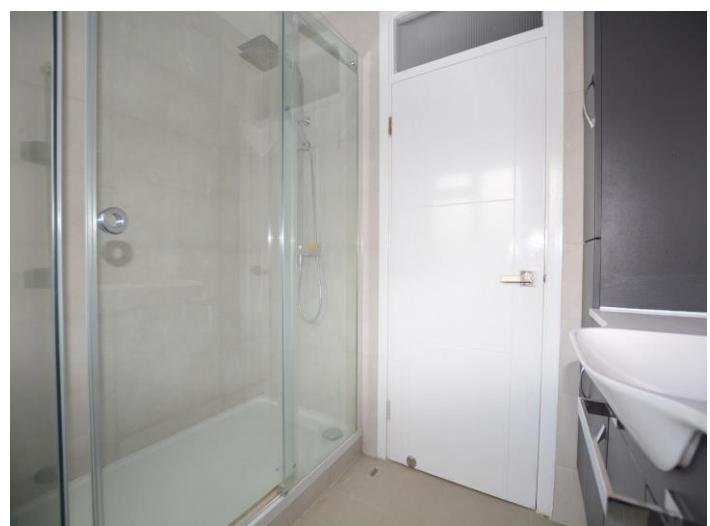
Ultra modern suite with tiled floor, double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, low level flush WC, window to front and, heated towel rail.

### **Outside**

Permit parking on street and communal gardens.

**Council Tax Band: C      EPC Rating: E**



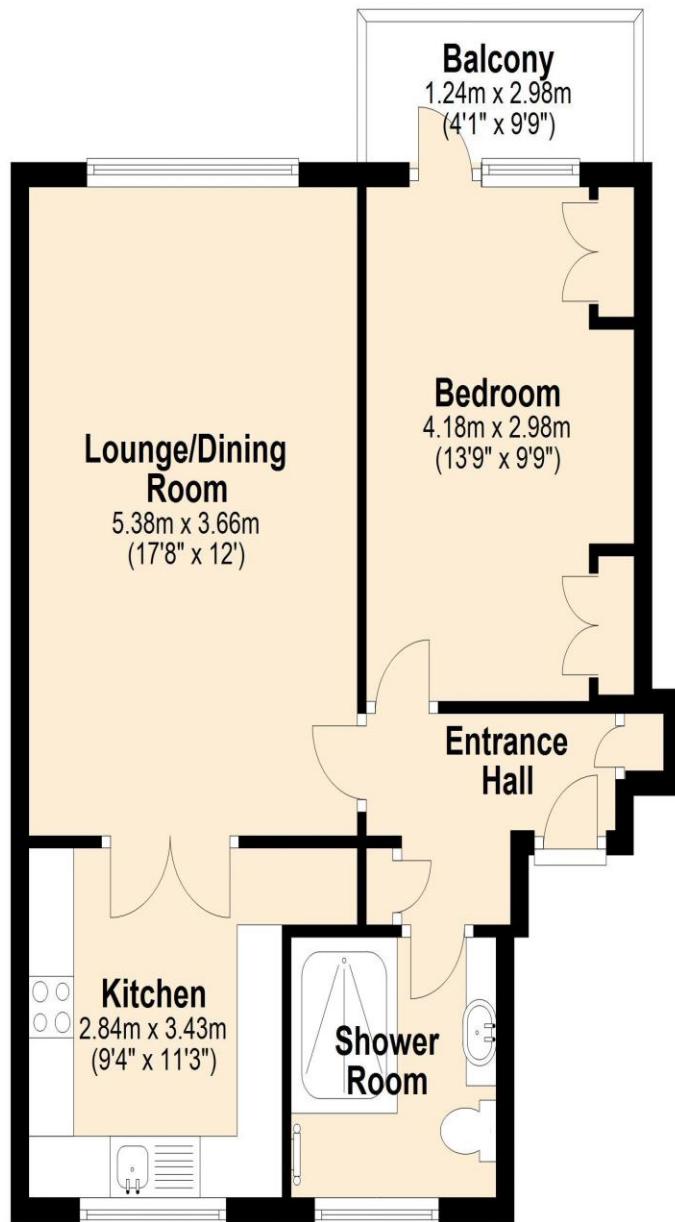


To arrange a viewing call:  
**020 8421 4847**

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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	61
(39-54)	E	
(21-38)	F	41
(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.**