

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Dove Park, Hatch End

£1,950 P.C.M

Key Features include:

- Three Bedrooms
- Raised Ground Floor
- Double Glazing
- Gas Central Heating
- Parquet Flooring throughout
- Entryphone System
- Communal Gardens
- Single Garage
- Unfurnished

Property Overview:

Boasting contemporary interiors throughout, this rarely available and immaculately presented **THREE BEDROOM** raised ground floor apartment is situated in the heart of Hatch End moments from sought after eateries, shops and overground station. **UNFURNISHED**

Accommodation:

Entrance Hall

Parquet flooring, storage cupboards containing meters, window to rear and door to:-

Lounge/Dining Room 22' 8" x 14' 2" (6.90m x 4.31m)

Parquet flooring, window to rear, blinds, range of storage cabinets and double doors to private balcony.

Balcony 18' 8" x 3' 1" (5.69m x 0.94m)

Kitchen/Breakfast Room 13' 2" x 9' 5" (4.01m x 2.87m)

Fitted with a modern matching range of base and eye level units with worktop space over with under unit lighting, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, dishwasher, eye level electric fan assisted oven, four ring gas hob with pull out extractor hood over, electric eye level grill, window to front, blinds, ceramic tiled flooring and door to:-

Utility Room 10' 4" x 3' 8" (3.15m x 1.12m)

Washing machine, window to front, window to rear and ceramic tiled flooring.

Inner Hallway

Parquet flooring, door to:-

Master Bedroom 15' 9" x 10' 8" (4.80m x 3.25m)

Window to rear, blind, range of fitted wardrobes and parquet flooring.

Bedroom 2 14' 9" x 10' 0" (4.49m x 3.05m)

Window to front, blinds, range of wardrobes with sliding doors and parquet flooring.

Bedroom 3 11' 2" x 6' 8" (3.40m x 2.03m)

Window to side and parquet flooring.

Separate WC

Low level flush WC, small wash hand basin and mirror above.

Shower Room

Window to front, airing cupboard, fully tiled walls/flooring, large shower enclosure, wash hand basin, mirrored cabinet and tiled floor.

Outside

Permit Parking, communal gardens and single garage in nearby block.

Council Tax Band: E EPC Rating: C



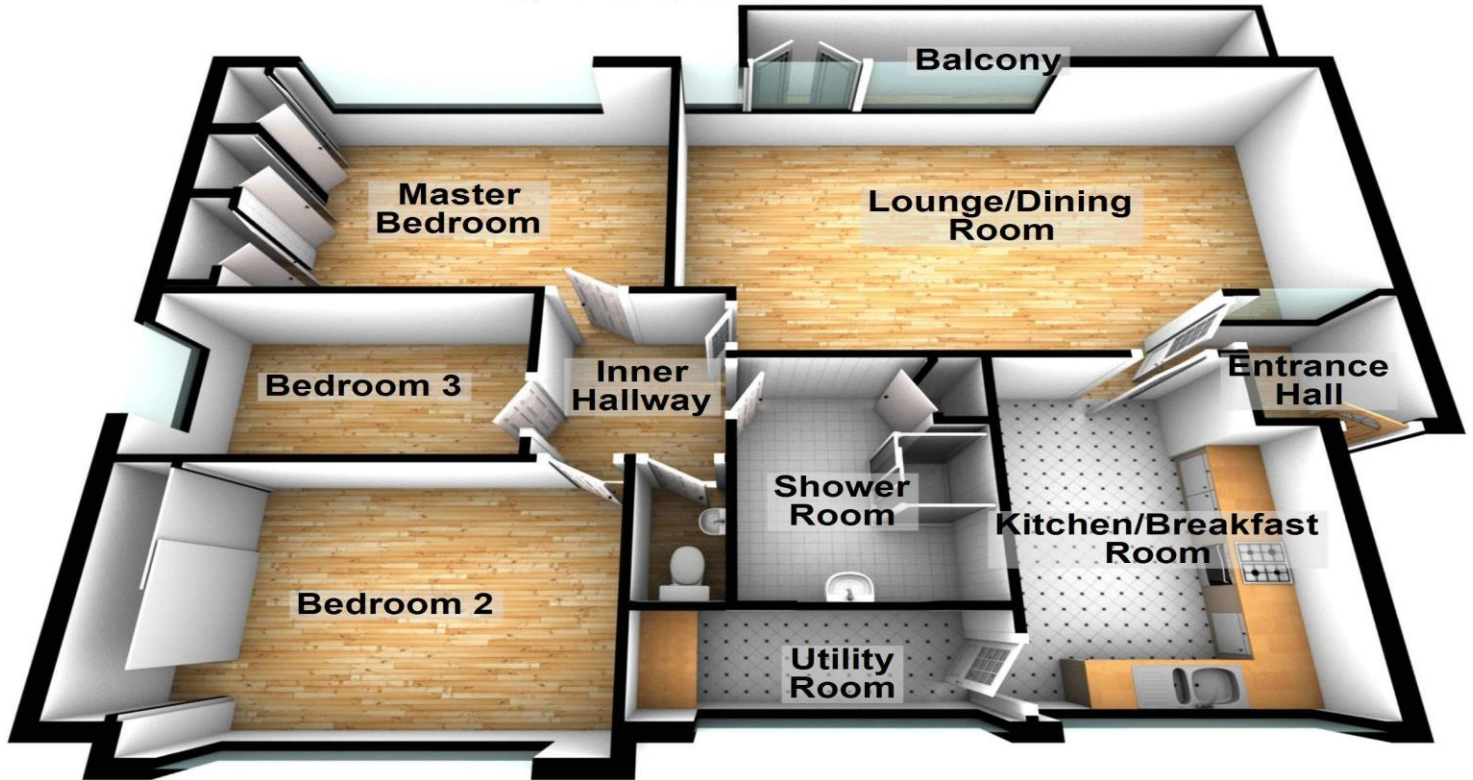


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 97.2 sq. metres (1046.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	69	77
	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.