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ROBERTSON  
PHILLIPS

Estate Agents



St Cuthberts Gardens, Hatch End    Guide Price £395,000



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A bright and spacious Two Bedroom Second Floor Flat situated in a popular residential road within easy access of local shops, supermarkets, fine dining restaurants and station.

Comprising entrance hall, double aspect lounge/dining room leading to sunny balcony, kitchen, two double bedrooms and bathroom/wc. Benefits include double glazing throughout, security entry phone, well maintained gardens, Share of Freehold and garage in nearby block. This property is in need of refurbishment throughout. The building is currently being refurbished with all communal areas being repainted and new front doors to all flats. NO UPPER CHAIN.



#### Entrance Hall

Stairs to 2nd floor, New front door to hallway. Storage cupboard with gas and electric meters.

Lounge/Dining Room 5.63m (18'6") max x 4.21m (13'10")

Double aspect bright room with door to balcony.

Kitchen 3.34m (11') x 2.58m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, gas cooker, window to rear, cupboard housing boiler. (not working)



Principle Bedroom 4.03m (13'3") x 3.60m (11'10")

Window to front and fitted wardrobes.

Bedroom Two 3.90m (12'10") max x 3.56m (11'8")

Window to side.

Bathroom

Window to side, bath with shower, wash hand basin, WC, airing cupboard and heated towel rail.

Garage

Situated in nearby block.

Gardens

Attractive well maintained gardens laid to lawn with a selection of mature trees and shrubs

Lease

999 years from 25th March 1999 plus Share of Freehold.

Service Charge

£2,050 Per Annum - to be confirmed.

Council Tax

Band D

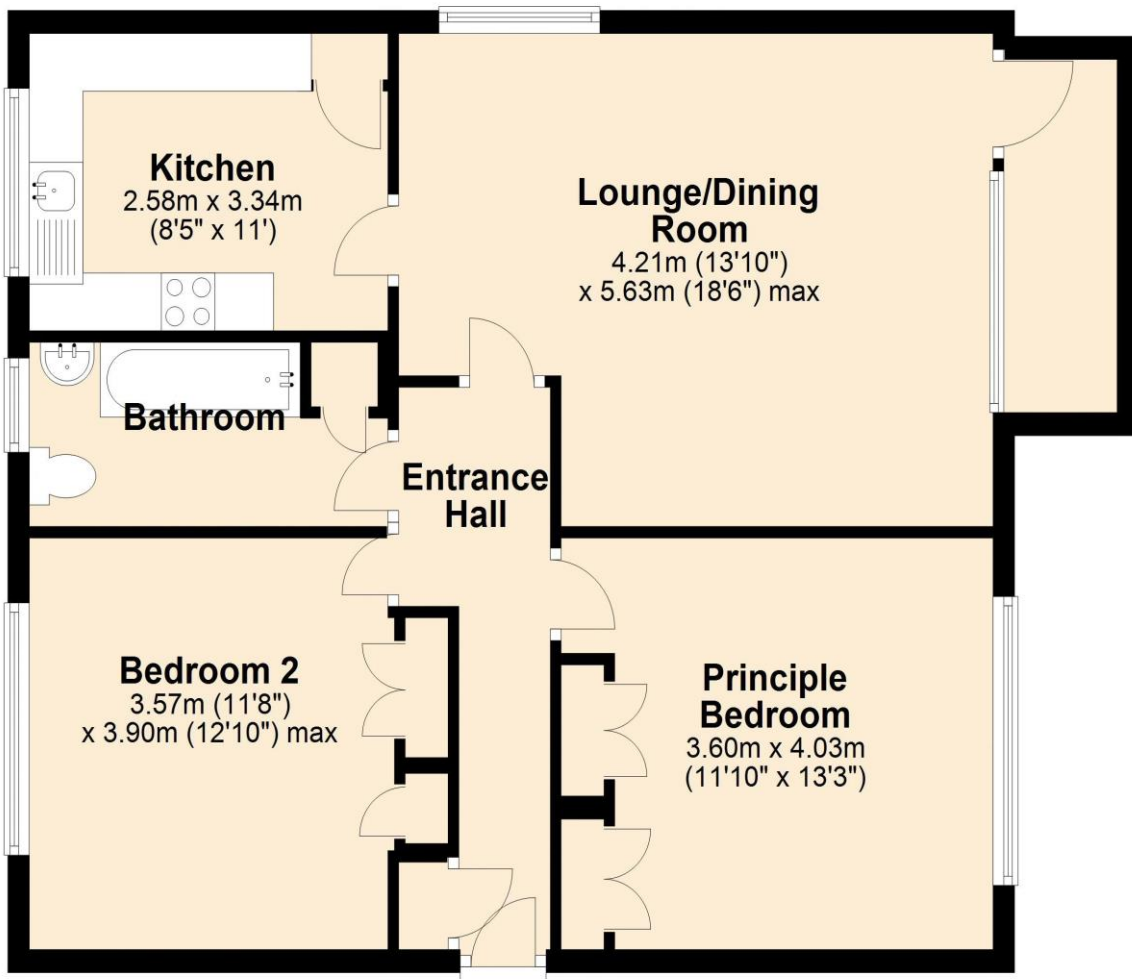


## KEY FEATURES:

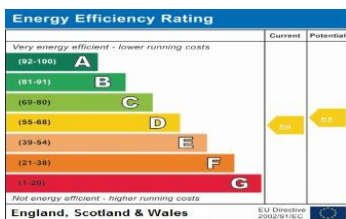
- Two Double Bedrooms
- Fitted Kitchen
- Double Aspect Lounge with Balcony
- Bathroom/wc
- Double glazing
- Share of Freehold
- Garage in nearby block
- No Upper Chain

### Second Floor

Approx. 76.3 sq. metres (821.8 sq. feet)



Total area: approx. 76.3 sq. metres (821.8 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.