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**ROBERTSON  
PHILLIPS**  
Estate Agents



Dove Park, Hatch End

£410,000



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Rarely available, A Three Bedroom third floor apartment situated in a sought after development, Dove Park. A selection of local shops, fine dining restaurants, schools and transport including station are all within walking distance.

Comprising lounge/dining room with balcony, fitted kitchen, three bedrooms, family bathroom and separate wc. Features include balcony, gas central heating to radiators with combination boiler, lifts to all floors and Share of Freehold. **REQUIRES FULL REFURBISHMENT / NO UPPER CHAIN.**

### Lobby

Lounge/Dining Room 22' 4" x 13' 7"  
(6.80m x 4.14m) max  
Double doors to balcony.  
Kitchen 12' 8" x 9' 8" (3.86m x 2.94m)

### Inner Hall



Bedroom One 13' 10" x 10' 10" (4.21m x 3.30m)

Door to balcony.

Bedroom Two 12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom Three 10' 5" x 7' 0" (3.17m x 2.13m)

Bathroom

Separate WC

Lease

999years plus Share of Freehold.

Flat Service Charge £189.75 monthly.

Approx £2,277 p.a. ... 2024

Council Tax Band: E

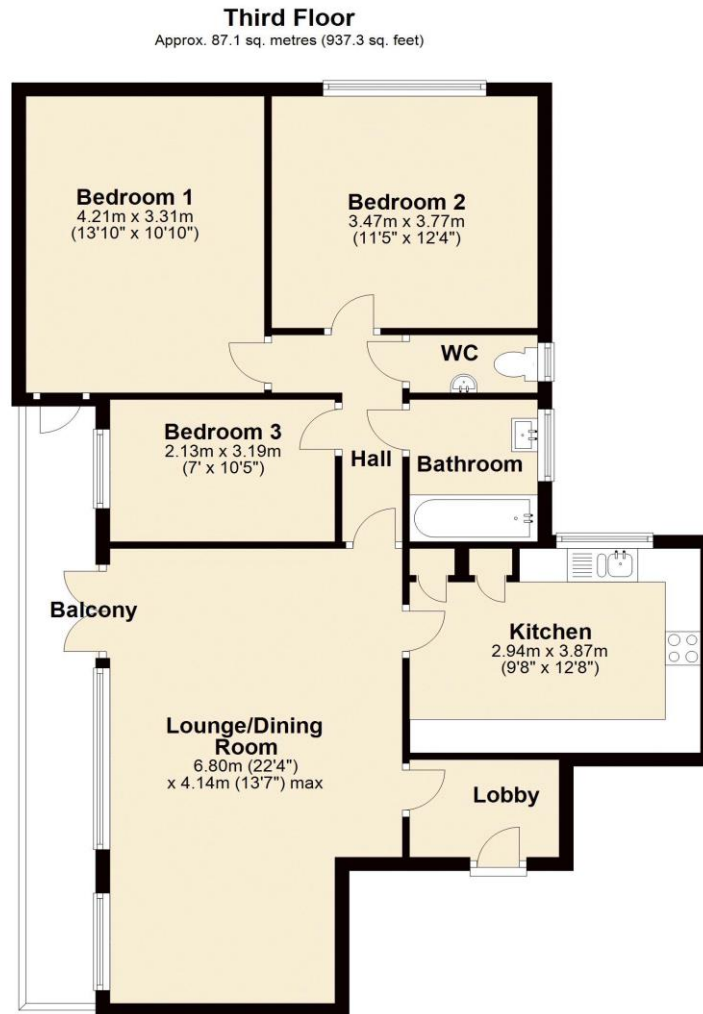
EPC Rating: C

Tenure: Share of Freehold

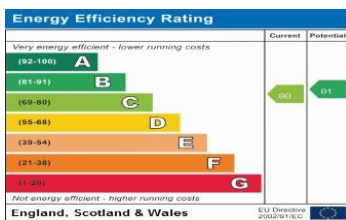


## KEY FEATURES:

- Three Bedrooms
- Lounge/diner with balcony
- Bathroom & separate w/c
- Spacious kitchen
- Lift to all floors
- Share of Freehold
- No Upper Chain
- Refurbishment required



Total area: approx. 87.1 sq. metres (937.3 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.