

ROBERTSON PHILLIPS  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847



ROBERTSON  
PHILLIPS

Estate Agents



Uxbridge Road, Hatch End

£215,000



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A bright One Bedroom Ground Floor Retirement Flat situated in the heart of Hatch End which benefits from local shops, supermarket and transport, including station. Comprising lounge/dining room, newly fitted kitchen, double bedroom and shower room/wc.

Benefits include double glazing, extended lease, security entry phone system, communal lounge, guest suite, attractive gardens, underground parking and lifts to all floors. **NO UPPER CHAIN.**



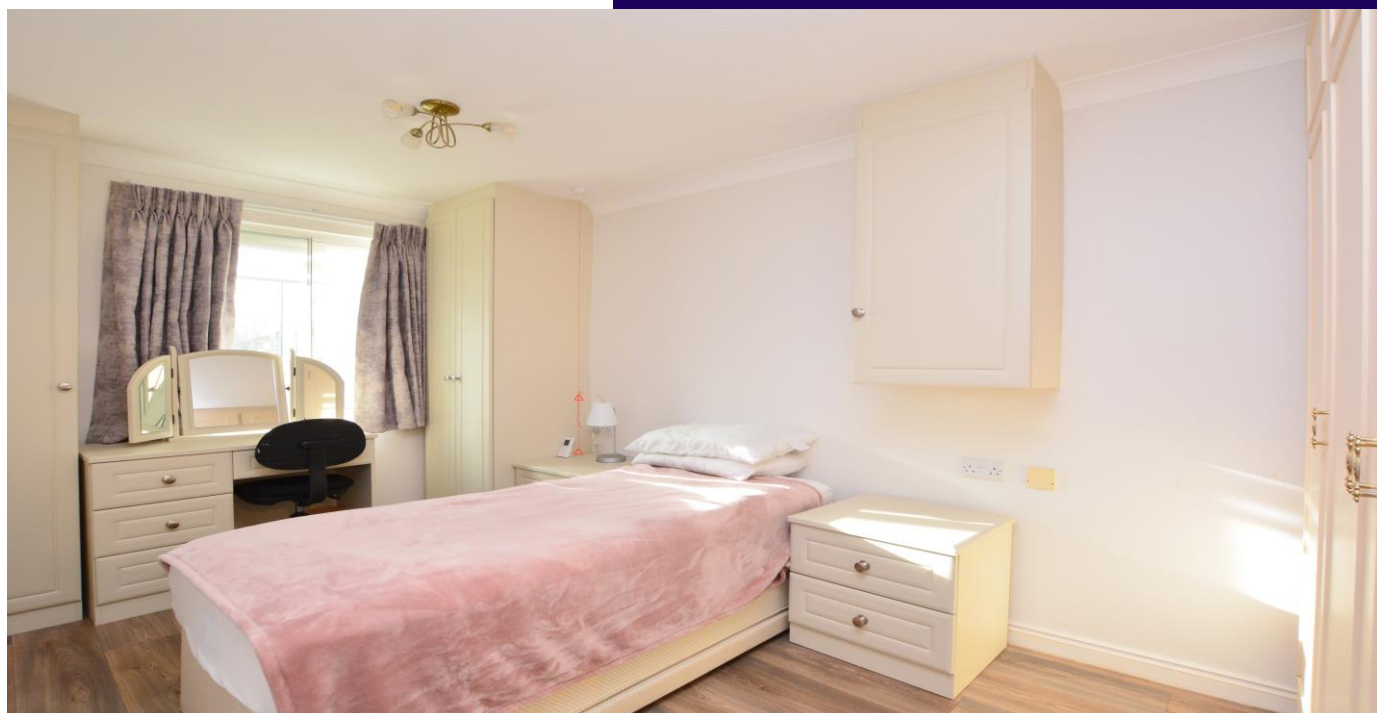
#### Ground Floor

Hallway

Door to:

Lounge/Diner 5.25m (17'3") x 3.13m (10'3")  
Window to front, electric storage heater, vinyl flooring.

Kitchen 2.42m (7'11") x 2.11m (6'11")  
Fitted with a matching range of base and eye level units with worktop space over with tiled, stainless steel sink with single drainer, integrated, electric fan assisted oven, built-in four ring induction hob with extractor hood over, laminate flooring, fridge/freezer and washing machine,



### Hallway

Storage cupboard, airing cupboard with water tank and immersion heater, fitted desk area.

Bathroom, fully tiled, heated towel rail, concealed shower enclosure, pedestal wash hand basin, w/c, two mirrored vanity cabinets.

Bedroom 4.23m (13'11") x 2.63m (8'7")

Window to side, fitted triple wardrobe(s), wardrobe, Storage cupboard, vinyl flooring.

Lease 190 Years from 1988

Service Charge - £654.18 a Quarter / No ground rent

Council Tax Band: D

EPC Rating: B

Tenure: Leasehold

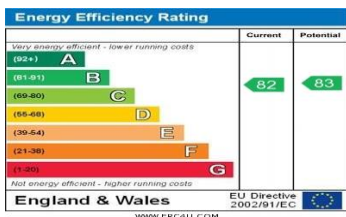


## KEY FEATURES:

- One Bedroom ● Newly Fitted Kitchen ● Shower Room ● Extended Lease ● ●
- Located on Hatch End Broadway ●

## Ground Floor

Approx. 43.5 sq. metres (467.8 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.