

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Dove Park, Hatch End**

**£1,950 P.C.M**

**Key Features include:**

- Three Bedrooms
- Additional Shower Room
- Sixth Floor
- Electric Heating
- Double Glazing
- Entryphone System
- Lifts To All Floors
- Communal Gardens
- Permit Parking
- Unfurnished

# Property Overview:

This extremely well presented, rarely available **THREE BEDROOM** sixth floor apartment boasts stunning views and is located within moments of Hatch End Broadway with its array of shops, restaurants and overground station.

**UNFURNISHED**

## Accommodation:

### Entrance Hall

Door to:

### Lounge/Dining Room 30' 0" x 13' 5" (9.14m x 4.09m)

Two windows to side, fitted carpet, curtains and double doors to balcony.

### Balcony 29' 8" x 3' 4" (9.04m x 1.02m)

Window to side.

### Kitchen/Breakfast Room 12' 9" x 9' 5" (3.88m x 2.87m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, integrated fridge/freezer, slimline dishwasher, Bosch washing machine and separate tumble dryer, electric fan assisted oven, electric grill, four ring electric ceramic glass top hob with pull out extractor hood over, window to rear and ceramic tiled flooring.

### Master Bedroom 13' 1" x 10' 8" (3.98m x 3.25m)

Window to side, curtains, carpet, door to balcony and range of fitted wardrobes.

### Bedroom 2 12' 3" x 10' 7" (3.73m x 3.22m)

Window to rear, curtains, carpet and range of fitted wardrobes.

### Bedroom 3 10' 4" x 6' 11" (3.15m x 2.11m)

Fitted carpet and curtains.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with glass screen, pedestal wash hand basin, low-level flush WC, window to side and ceramic tiled flooring.

### Shower Room

With shower cubicle and window to side.

**Council Tax Band: D**

**EPC Rating: D**





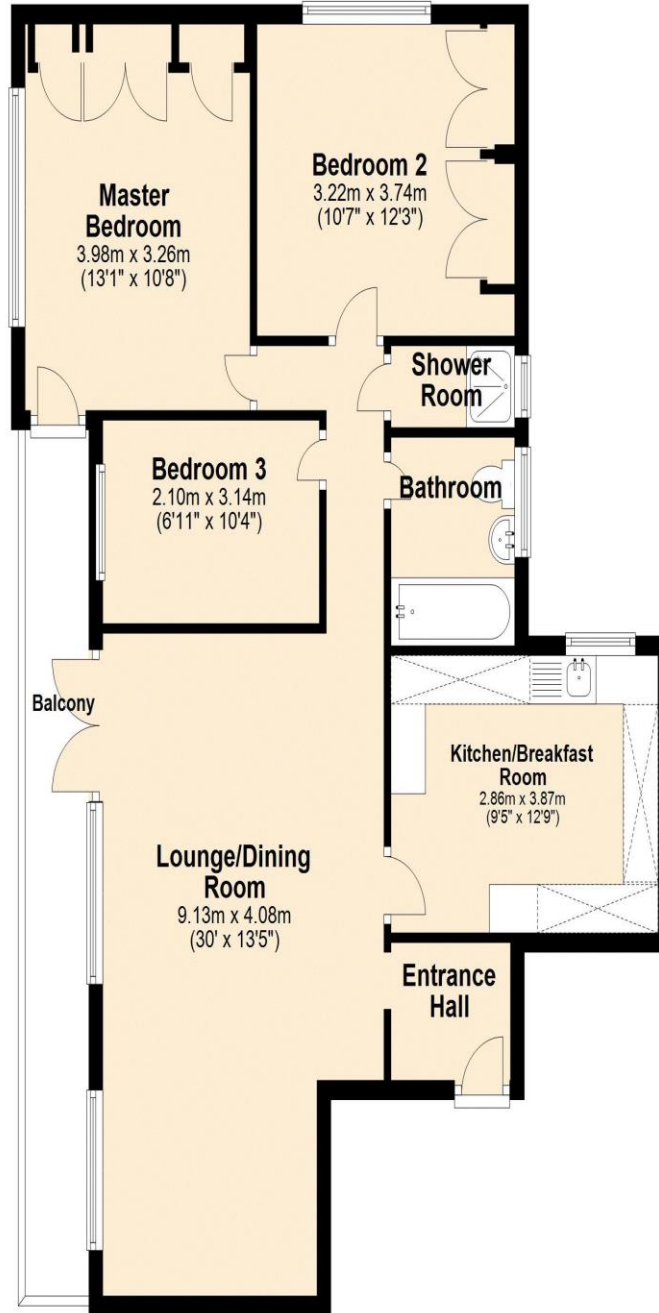


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

## Sixth Floor

Approx. 82.3 sq. metres (886.3 sq. feet)



Total area: approx. 82.3 sq. metres (886.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	62
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.**