

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Wellington Road, Pinner

Guide Price £235,000



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Originally a One-bedroom ground floor apartment converted into two bedrooms with open plan living room, kitchenette and shower room. Located on a popular residential road in the heart of Hatch End and within easy reach of local shopping and transport facilities including Hatch End Broadway with its vast array of restaurants and Hatch End overground Train Station.

The accommodation comprises, lounge/kitchenette, master bedroom, bedroom two, shower room. Benefits include security entry phone, attractive communal gardens and garage. No upper chain is on offer, viewings are highly recommended.

A fantastic property for first time buyers or investors.



Ground Floor Hall

Entrance hall with storage cupboard and utility cupboard.

Kitchen/Living area 18' 8" x 11' 4" (5.69m x 3.45m) Fitted with a matching range of base and eye level units, stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher, electric, fitted fan assisted oven, four ring gas hob, extractor hood, window to front, wooden laminate flooring and plumbed in air conditioning unit.

Study/Bedroom 2 12' 1" x 5' 8" (3.68m x 1.73m)
Originally the kitchen, this room is now being used as a guest bedroom/ study. There is a window to the front and a small wardrobe.



Bedroom 1 12' 1" x 9' 9" (3.68m x 2.97m)
Double bedroom with fitted double wardrobe and window to front.

Utility 0.90m (2'11") x 0.73m (2'5")
Utility cupboard with plumbing for washing machine and space for tumble dryer.

Shower Room

Fitted with a three piece suite, Shower, wash hand basin and low-level w/c. Tiled shower enclosure with glass screen, full height ceramic tiled walls, heated towel rail and tiled flooring.

used as a guest bedroom/ study. There is a window to the front and a small wardrobe.

Garage

Located in block to the rear of the property.

Service Charge

To be confirmed.

Ground Rent

£18.18 per annum

Lease

42 Years unexpired - clients are waiting for an estimate to extend or acquire a share of the freehold.

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold

Facing: North East

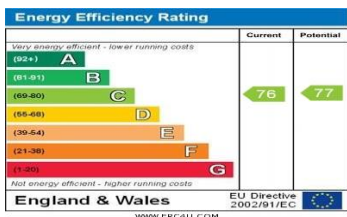


KEY FEATURES:

- Two Bedrooms
- Kitchen Diner
- Shower Room
- Garage
- Walking distance to station and Hatch End Broadway

Ground Floor

Approx. 47.5 sq. metres (511.3 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.