

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Estate Agents



Dove Park, Hatch End

Guide Price £395,000



www.robertsonphillips.co.uk



A bright very spacious Two Bedroom 7th floor flat situated on the popular Dove Park development within delightful well maintained gardens. Local shops, restaurants, bus routes and station are all within easy walking distance.

Comprising lounge/dining room with full width balcony, fitted kitchen, two double bedrooms, shower room and separate wc. Features include double glazing, gas central heating, lifts to all floors, Share of Freehold and garage in nearby block.

THERE IS NO UPPER CHAIN



Entrance Hall

Lifts to 7th Floor. Lobby area with obscure window and storage cupboard.

Lounge/Dining Room 7.13m (23'5") x 4.16m (13'8")

Very bright and spacious room with double glazed window and double doors balcony. Door to:

Kitchen 3.90m (12'10") max x 2.94m (9'8")

Fitted with a matching range of base and eye level units with inset 1+1/2 bowl sink unit, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric oven, four ring gas hob and extractor hood. Double glazed window to side, cupboard housing Vaillant combination boiler.



Inner Hallway

Shower Room

Tiled shower enclosure with glass screen, vanity wash hand basin with cupboards under, shaver point, fully tiled walls and obscure double glazed window.

Separate WC

Obscure double glazed window, low level wc.

Bedroom One 4.25m (13'11") x 3.54m (11'8")

Double glazed window and door to balcony. Range of fitted wardrobes.

Bedroom Two 3.85m (12'8") x 3.31m (10'10")

Double glazed window and range of fitted wardrobes.

Garage

Situated in nearby block, number 93.

Share of Freehold

Lease 999 years from

Council Tax

Band D

EPC Rating

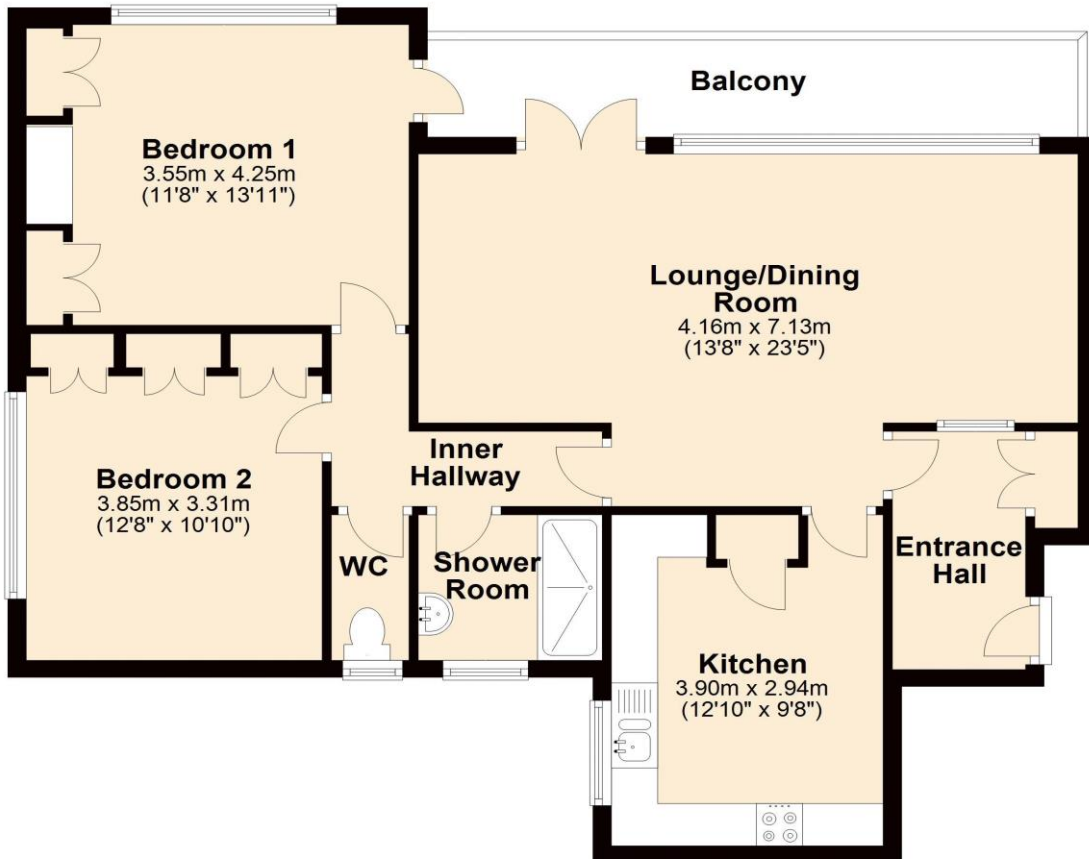


KEY FEATURES:

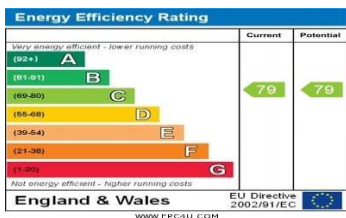
- Two Double Bedrooms ● Double Glazing ● Fitted Kitchen ● 23' Lounge with Balcony ●
- Shower Room & separate wc ● Garage
- Share of Freehold ● No Upper Chain

7th Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.1 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.