

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

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Cornwall Road, Hatch End

£350,000



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NO UPPER CHAIN.....A bright Two Bedroom First Floor Flat situated in the heart of Hatch End which benefits from a selection of local shops, restaurants and station.

Comprising lounge, fitted kitchen, two double bedrooms and bathroom/wc. Features include double glazing, security entry phone system, communal gardens and garage in nearby block. The clients are in the process of acquiring a Share of the Freehold.

PHOTOGRAPHS TAKEN WHEN THE PROPERTY WAS VACANT.

THE BUILDING IS CURRENTLY UNDERGOING EXTENSION WHICH IS ABOUT FINISHED.



Hall

Video entry system and stairs to first floor. Entrance hall with storage cupboard and electric meter.

Lounge/Dining Room 18' 3" x 11' 3" (5.56m x 3.43m)

Double glazed window to front, opening to: Kitchen 14' 6" x 8' 9" (4.42m x 2.66m)

Double glazed window to front. Fitted wall and base units with inset sink, built in oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, half tiled walls and wall mounted Worcester central heating boiler.



Bedroom One 12' 3" x 12' 2" (3.73m x 3.71m)

Double glazed window.

Bedroom Two 12' 3" x 9' 6" (3.73m x 2.89m)

Double glazed window.

Bathroom

Obscure double glazed window. Bath with shower, vanity wash hand basin, wc, half tiled walls and heated towel rail.

Garage

In nearby block.

Service Charge

£1,200p.a....2024...confirmed by client Ground Rent...£100p.a. confirmed by client.

Lease

Approx 199 years - To be confirmed by client.

Council Tax Band C

EPC Rating C

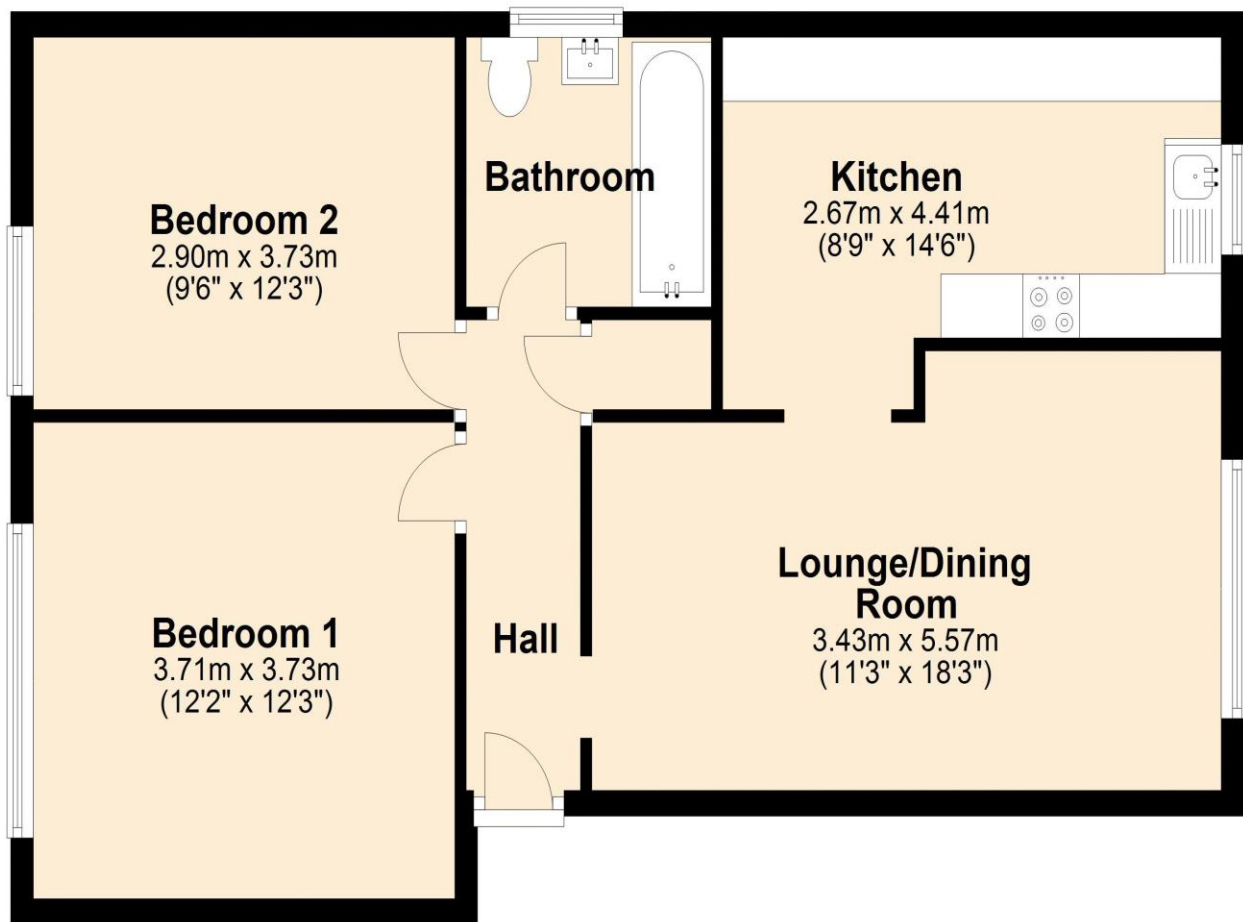


KEY FEATURES:

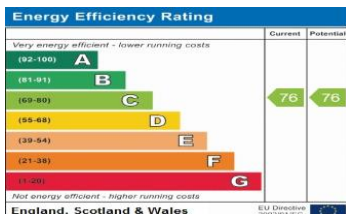
- Two Bedrooms
- Double Glazing
- Spacious Lounge
- Modern fitted kitchen
- Bathroom/wc
- Gas central heating
- Walk to station
- No Upper Chain

First Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 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.