

**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



523, Uxbridge Road, Hatch End    £170,000



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)





## Lutyens Lodge

A bright One Bedroom second floor Retirement flat situated in this very sought after development located in the heart of Hatch End. A selection of local shops, fine dining restaurants, doctors and dental surgeries and transport including station and bus services are within walking distance.

Comprising lounge/dining room opening to fitted kitchen, double bedroom and shower room/wc. Features include double glazing, fitted wardrobes, security entry phone system, underground parking, resident manager, communal lounge, lifts to all floors and delightful gardens.



Lift to second floor. Entrance hall with storage cupboard and airing cupboard with hot and cold tanks.

Lounge/Dining Room 5.92m (19'5") max x 3.32m (10'11")

Attractive room with double glazed windows to side, open plan to:

Kitchen 2.21m (7'3") x 2.17m (7'1")

Fitted with a matching range of base and eye level units with stainless steel sink and mixer tap. Washing machine, fridge/freezer, electric oven, four ring electric hob with extractor hood.





Bedroom 4.14m (13'7") x 2.72m (8'11")  
Double glazed window to side, range of fitted wardrobes, chests and top cupboards.  
Shower Room  
With tiled double shower enclosure, vanity wash hand basin with cupboard under and mixer tap, fully tiled walls, low-level WC and heated towel rail.

Underground Parking.

Gardens  
Delightful sitting areas with lawn and flower beds.

Lease. Approx 62 years left.

Service Charge  
To be confirmed.

Council Tax Band D

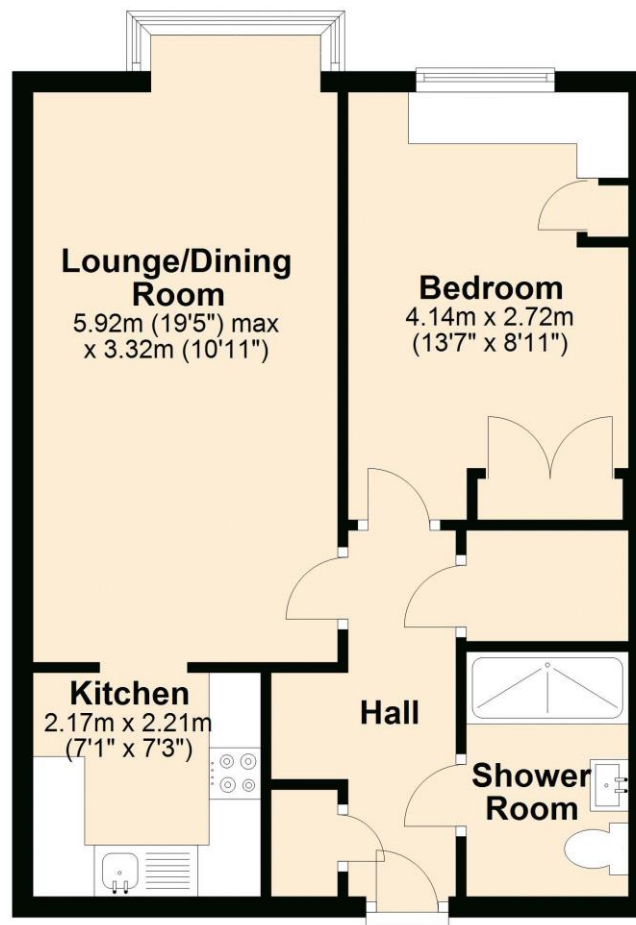


## KEY FEATURES:

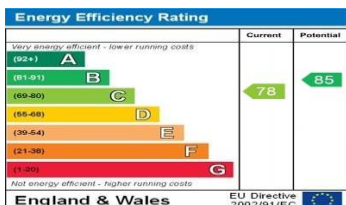
Double Bedroom ● Double Glazing ● Fitted Kitchen ● Spacious Lounge/dining room ●  
Shower room/wc ● Underground Parking  
● High Street location ●

### Second Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 46.9 sq. metres (505.3 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.