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**ROBERTSON
PHILLIPS**
Estate Agents



Dove Park, Hatch End

£395,000



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Very spacious Two Bedroom 7th Floor Flat with balcony situated in the sought after development of Dove Park in the heart of Hatch End. Local shops, fine dining restaurants, bus routes and station are all within easy reach.

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



Lobby

Lift to seventh floor and door to lobby.

Lounge/Dining Room 7.12m (23'4") x 4.16m (13'8") max

Spacious lounge with great views via double glazed window and double doors to balcony.

Kitchen/Breakfast Room 3.85m (12'8") x 3.18m (10'5") max

Double glazed window, fitted units with sink, plumbed for washing machine and dryer, oven and hob, cupboard housing central heating boiler.



Inner Hall

Bedroom One 4.20m (13'9") x 3.29m (10'9")
Double glazed window and door to balcony.
Range of fitted wardrobes.

Bedroom Two 3.76m (12'4") x 3.29m (10'9")
Double glazed window, fitted wardrobes.

Shower Room

Obscure double glazed window. Shower enclosure, vanity unit with sink, fully tiled walls and heated towel rail.

WC

Obscure double glazed window. Low level wc and sink.

Garage

Situated in nearby block, number 75.

Lease

999 years from September 1996. Plus Share of Freehold.

Service Charge

£189.76per month re 2025

Council Tax Band D

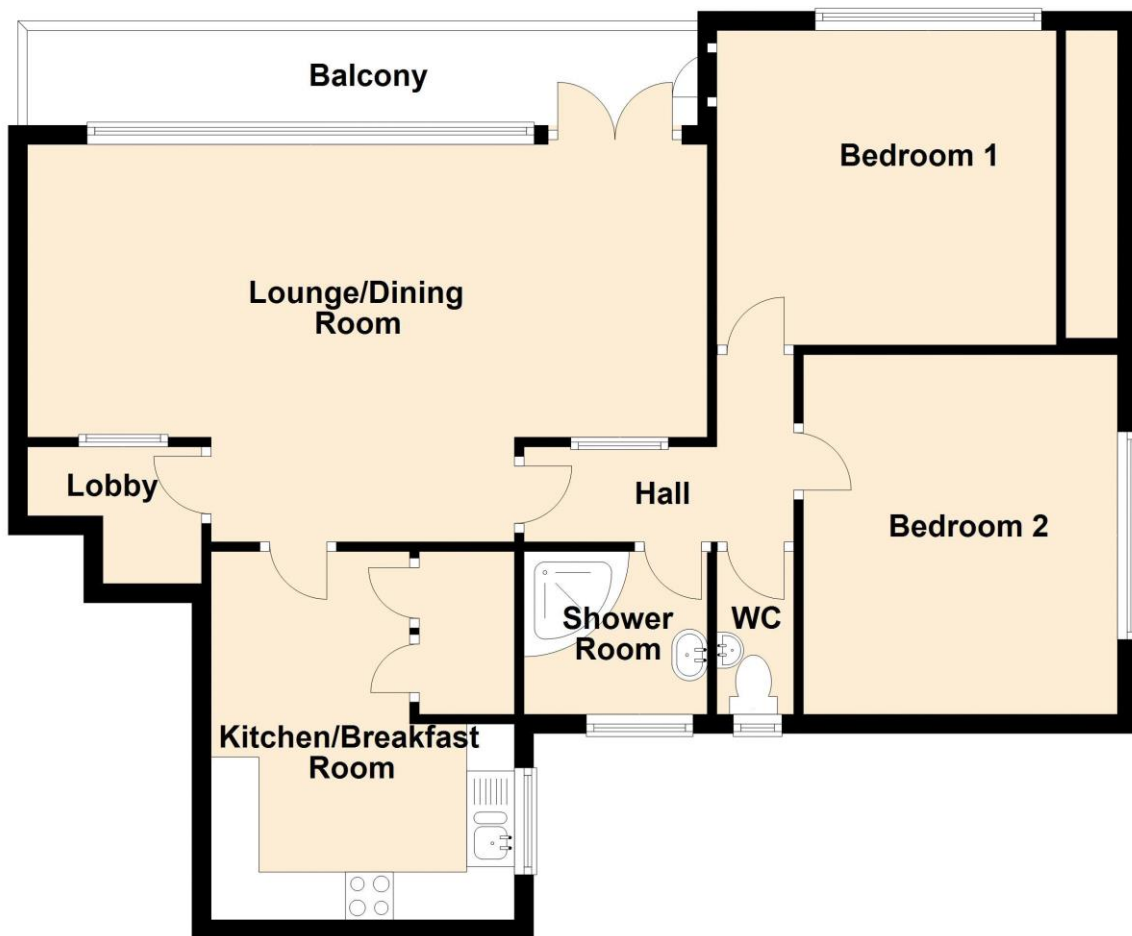


KEY FEATURES:

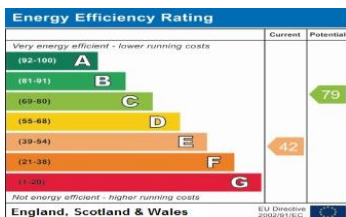
Two Double Bedrooms ● 23' Lounge/diner ● Kitchen/breakfast room ● Shower Room ●
Separate wc ● Garage in nearby block
● Share of Freehold ●

Seventh Floor

Approx. 76.6 sq. metres (824.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.8 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.