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**ROBERTSON  
PHILLIPS**  
Estate Agents



Lutyens Lodge, Uxbridge Road

£160,000



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A bright well decorated One Bedroom top floor Retirement flat situated in this sought after development located in the heart of Hatch End which benefits from local shops, fine dining restaurants and transport including station and bus services.

Comprising lounge/dining room opening to fitted kitchen, double bedroom and fitted shower room/wc.

Features include double glazing, security entry phone system, underground parking, communal lounge, lifts to all floors and delightful gardens.



Third Floor  
Hall  
Storage cupboard

Shower Room  
With heated towel rail, extractor fan with shower enclosure, vanity wash hand basin with storage under and mixer tap and low-level WC.

Airing cupboard  
Airing cupboard with water tank.

Bedroom 14' 2" x 8' 8" (4.31m x 2.64m)  
Double glazed window to front, fitted wardrobes, fitted draws and window to rear.





Lounge/Dining Room 20' 3" x 10' 4" (6.17m x 3.15m) Double glazed box window to rear, open plan to:

Kitchen 7' 10" x 6' 5" (2.39m x 1.95m)  
Fitted with a matching range of base and eye level units, stainless steel sink, slimline dishwasher, freestanding fridge/freezer, electric double oven, hob with extractor hood.

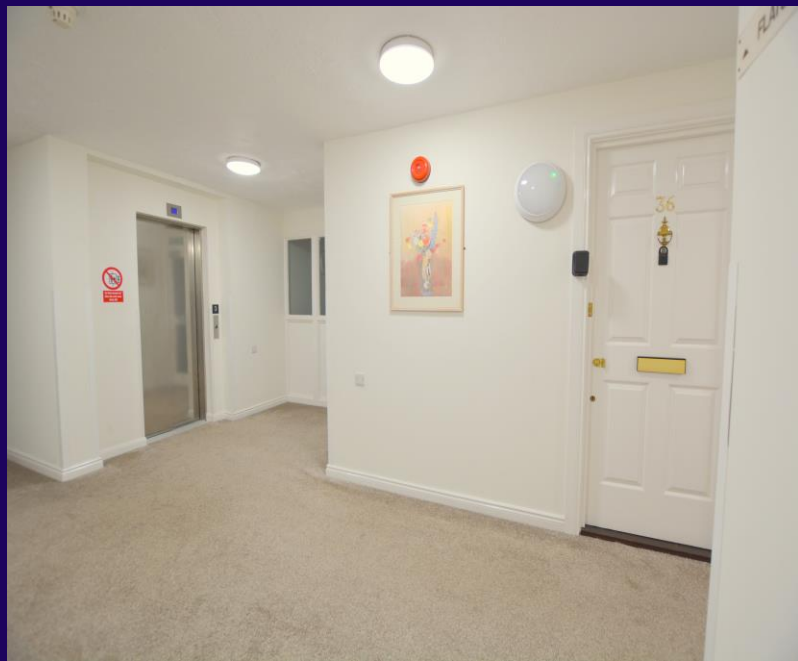
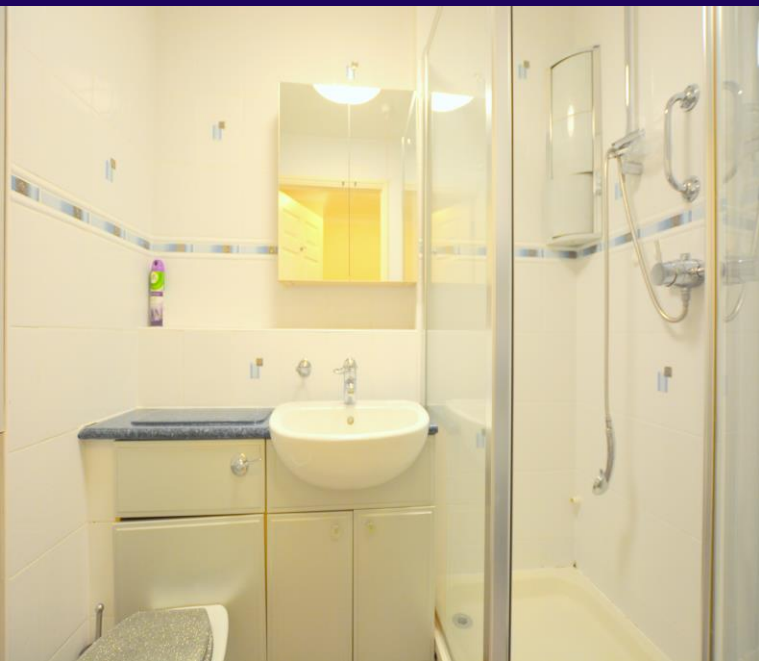
Underground Parking  
Communal gardens

Laundry Room

Guest Suite - £25 per night

lease - 62 Years remaining  
Service Charge - £712.32 per quarter

Council Tax Band: D  
EPC Rating: C  
Tenure: Leasehold  
Facing: South

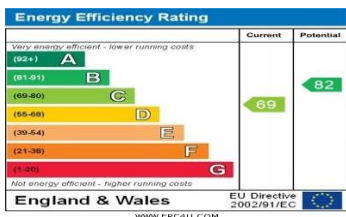
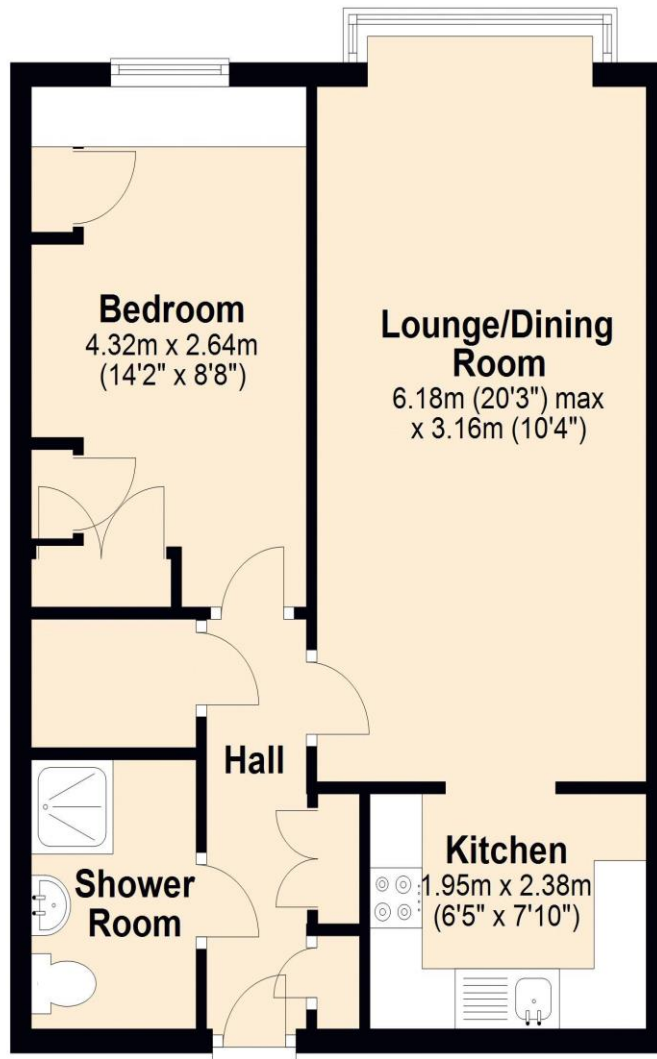


## KEY FEATURES:

- Retirement Property
- Bedroom with Fitted Furniture
- Fitted Kitchen
- Shower Room
- Airing Cupboard
- Double Glazing
- Underground Parking
- Communal Gardens

### Third Floor

Approx. 46.5 sq. metres (500.6 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.**