

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



Wellington Road, Hatch End

£405,000



www.robertsonphillips.co.uk



A bright, Two Bedroom Ground Floor Maisonette situated within easy reach of local shops, fine dining restaurants, schools, bus routes and station.

The property is well presented throughout and comprises entrance hall, lounge, fitted kitchen with appliances, two bedrooms and family bathroom/wc. Benefits include gas central heating system, double glazing attractive gardens and garage in nearby block.



Hallway

Double glazed front door. Three storage cupboards.

Bedroom Two 9' 1" x 8' 5" (2.77m x 2.56m)

Single room with window to front and vinyl floor covering.

Lounge/Diner 14' 9" x 10' 8" (4.49m x 3.25m)

Bright Lounge/diner with two windows to front and solid wooden floor.

Bedroom One 11' 11" x 10' 8" (3.63m x 3.25m)

Double bedroom with window to rear, built-in triple wardrobe and laminate floor covering.



Kitchen/Breakfast Room 12' 2" x 7' 9"
(3.71m x 2.36m)

Fitted with a range of base and eye level units with worktop space over, sink with single drainer and mixer tap. New oven, gas hob, fridge/freezer, dishwasher and automatic washing machine. Wall mounted gas central heating boiler. Window to rear looking out onto garden, vinyl floor covering and part tiled.

Bathroom

Fitted with three piece suite with low-level WC, tiled splashbacks, window to side and vinyl floor covering.

Garage

In nearby block. Last on the left.

Rear Garden

Lovely south facing rear garden with lawn and planting area.

Front Garden

Mainly paved with shrubs

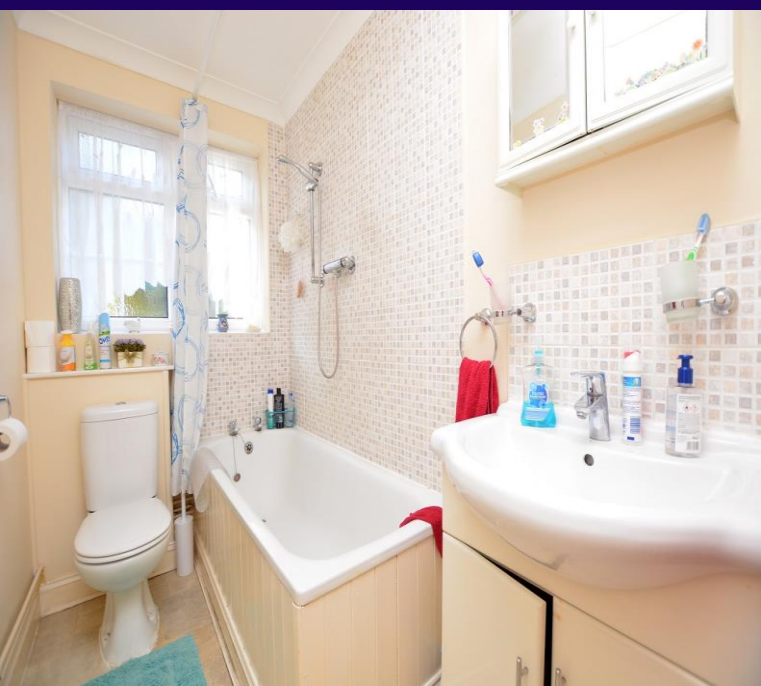
Ground Rent

£150 Per Annum

Lease

The lease has been extended to September 2148.

Council Tax Band C

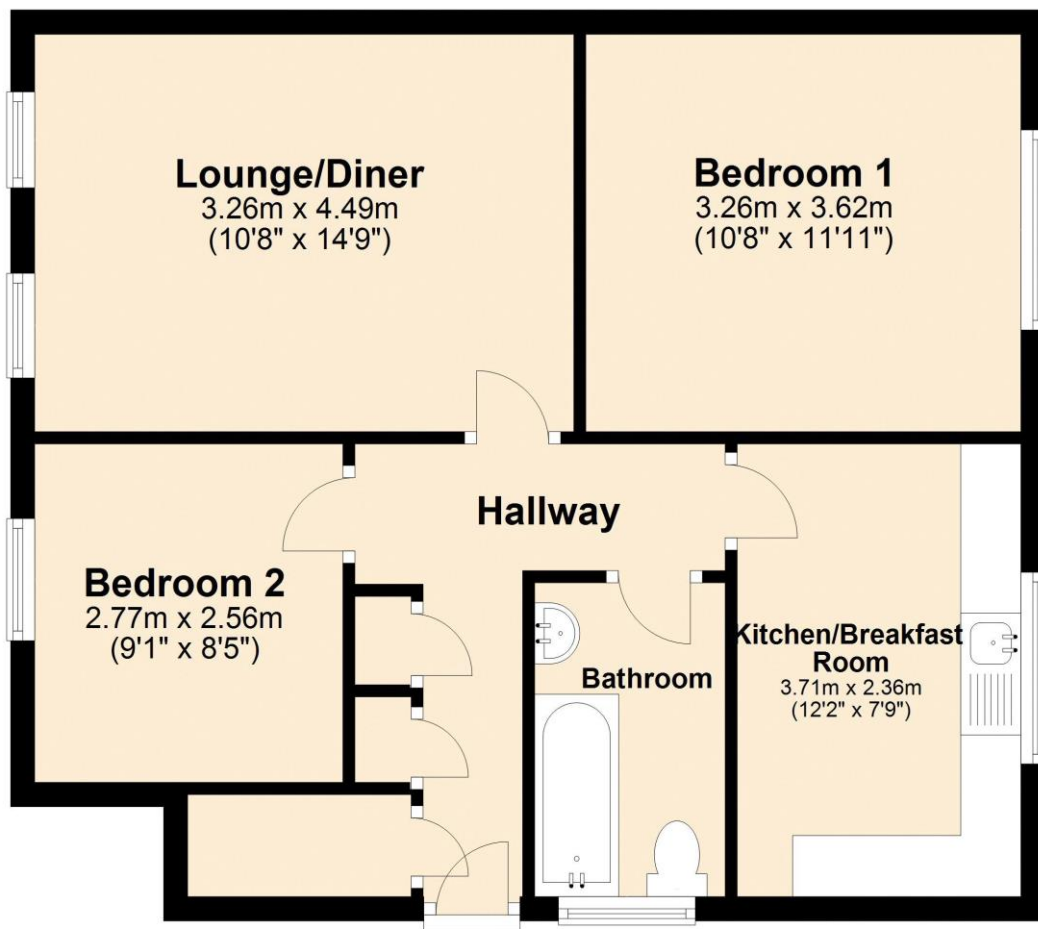


KEY FEATURES:

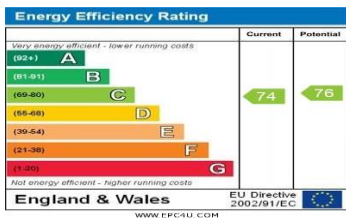
Walk to High Street ● Spacious Lounge ● Fitted Kitchen ● Two Bedrooms ●
Bathroom/wc ● Garden & Garage
● Extended Lease ●

Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 56.8 sq. metres (611.4 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.