

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



6 The Avenue, Hatch End

£575,000



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





Attractive and very spacious Two Bedroom, Two Bathroom apartment situated in one of Hatch End's most sought after and prestigious roads within easy reach of local shops, fine dining restaurants and transport links including the Hatch End Station. Comprising entrance hall, fitted kitchen with granite worktops and integral appliances, open plan to lounge/dining room opening onto private patio. Bedroom one is a generous size with en suite wet room. There is a second double bedroom and another wet room/wc. Features include video entry phone system, double glazing, attractive gardens and underground parking space and Share of Freehold.



### Entrance Hall

Outer door and steps down to lower level. Door to entrance hall with storage cupboard.

Kitchen Area opening to lounge/diner 4.38m (14'5") x 2.94m (9'8")

Fitted with a matching range of base and eye level units with glass splashbacks and inset sink with Quartz worktops.

Integrated dishwasher and washing machine, fridge/freezer, electric oven, hob with extractor hood and microwave. Open plan to:

Lounge/Dining Room area. Overall length 26'6" 4.59m (15'1") x 4.38m (14'5")

Double glazed bay windows and door to private patio.





Bedroom One 6.20m (20'4") x 4.27m (14')  
Double glazed bay window to front and door to:  
En suite Wet Room  
With tiled shower area, vanity wash hand basin and low-level WC.

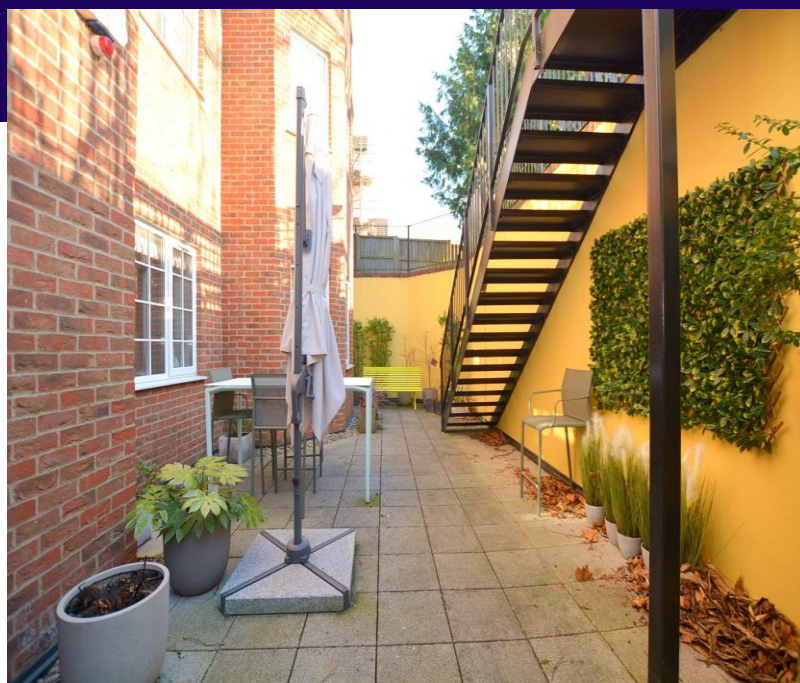
Bedroom Two 4.38m (14'4") max x 3.13m (10'3")  
Double glazed window to front.  
2nd Wet Room  
With tiled shower area, vanity wash hand basin and low-level WC and Storage cupboard.

Parking  
Underground parking space  
Grounds  
Vast well maintained gardens and patio area's.  
Lease

Service Charge period to end of May 2025  
total payment of £4,019.48.

Council Tax Band E

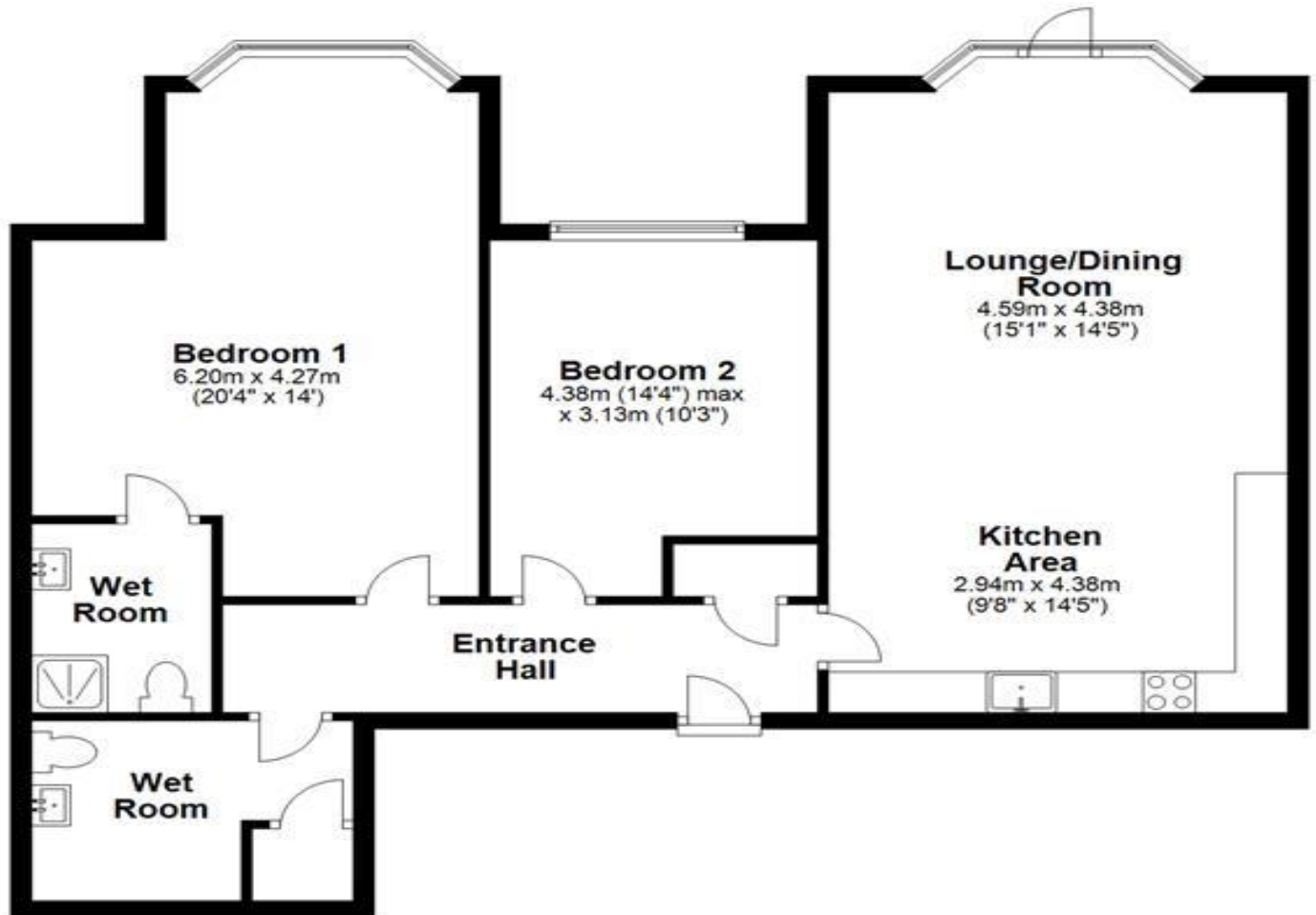
EPC Rating.. C



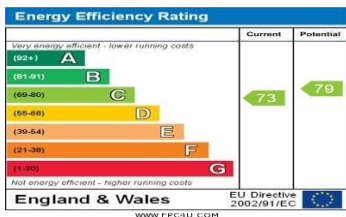
## KEY FEATURES:

Two Double Bedrooms ● Double Glazing ● Open plan kitchen/lounge,diner ● En suite wet room ● Guest wet room ● Underground parking  
● Share of Freehold ●

**Lower Ground Floor**  
Approx. 90.7 sq. metres (976.8 sq. feet)



Total area: approx. 90.7 sq. metres (976.8 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.**