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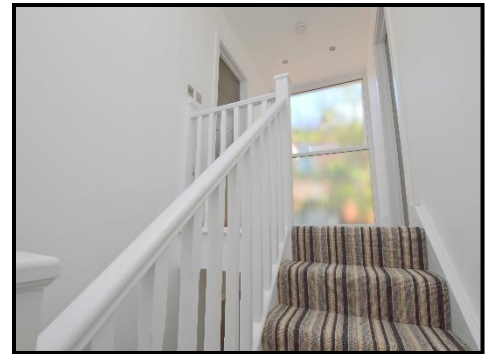
Lettings : 020 8421 4847



**ROBERTSON  
PHILLIPS**

Est. 1991

## ***37 WELLINGTON ROAD, HATCH END***



***£315,000, Leasehold***

- *Double Bedroom*
- *Stylish Bathroom/wc*
- *Fitted Kitchen Area*
- *Combination Boiler*
- *Lounge/diner*
- *Double Glazing*
- *Communal Garden*
- *Video Entryphone*

## ***Accommodation:***

### **Entrance Hall**

Stairs to first floor landing with full height frosted window and skylight. Front door to entrance hall with storage cupboard and video entryphone.

### **Lounge/Dining room with Kitchen 24' 7" x 15' 9" (7.49m x 4.80m)**

Double glazed window to rear, velux skylight. Spacious open plan room with ample living area with oak laminate flooring and LED downlighters. The kitchen area is well fitted with a Howden Greenwich range of wall and base units with solid oak work tops. Inset Lamona black composite sink with mixer tap and Bosch appliances including; gas four ring hob, built in oven, canopy extractor hood, dishwasher and washing machine.

### **Bedroom 12' 5" x 11' 8" (3.78m x 3.55m)**

Double glazed windows to rear and side. Carpeted with radiator and downlighters.

### **Bathroom**

Stylish bathroom with obscure double glazed window. Panelled bath with shower and screen, vanity unit with wash hand basin and Grohe mixer tap, low level wc with soft close seat, chrome heated towel rail, tiled floor and walls. LED illuminated wall mirror, shaver point and cupboard housing Eco Elite combination boiler.

### **Grounds**

Lawned communal garden to rear with covered dustbin area and bike store.

### **Tenure**

A 125 year new lease will be granted.

### **Service Charge**

To be advised.

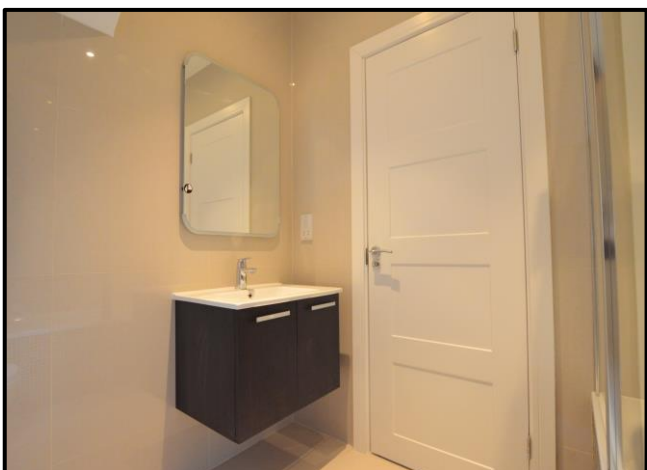
***Location:*** Wellington Road is a turning off the Uxbridge Road.

## *Description*

A bright newly finished One Bedroom First Floor Apartment situated within this attractive development in Wellington Road. Hatch End offers a vast selection of amenities including local and specialist shops, fine dining restaurants, sports facilities, transport and station and sought after schools. (Grimsdyke catchment).

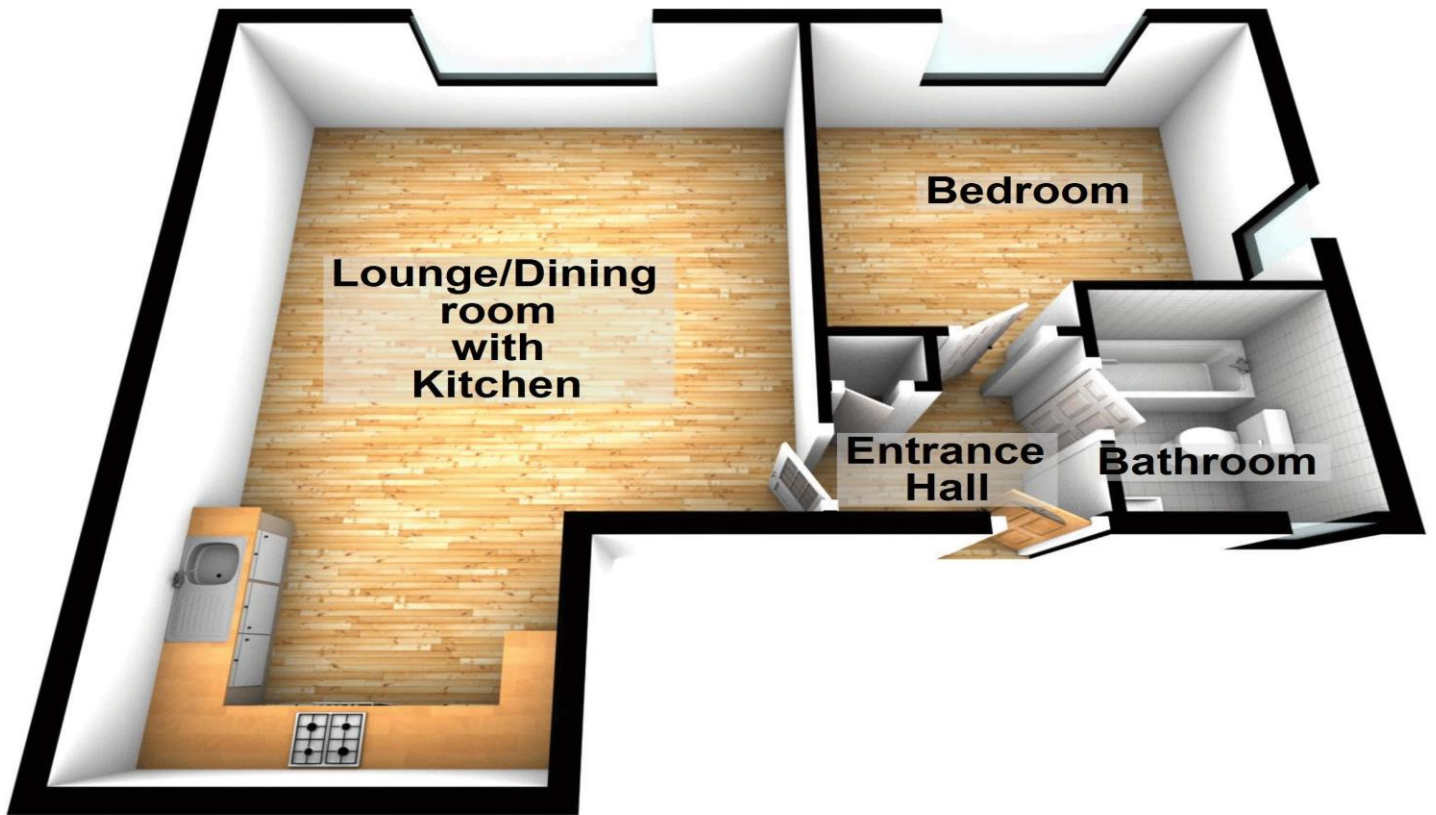
Features of this apartment include double glazing, combination boiler, Video entryphone system, Bosch appliances and stylish bathroom.

**Viewing highly recommended.**



# First Floor

Approx. 576.4 sq. feet



Total area: approx. 576.4 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79
		EU Directive 2002/91/EC	



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.