

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Dove Park, Hatch End**

**£1,750 P.C.M**

**Key Features include:**

- Two Bedrooms
- Sixth Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Lift
- Communal Gardens
- Unfurnished

# Property Overview:

This stylish, immaculate and spacious TWO DOUBLE bedroom sixth floor apartment is opposite Hatch End station possessing excellent transport links. Benefits include large balcony, secure entrance, lifts, communal gardens and ample parking. UNFURNISHED

## Accommodation:

### Lobby

Fitted carpet, door to:-

### Living Room/Dining Room 6.86m (22'6") x 3.14m (10'3")

Window, double doors to large balcony, carpet, blinds and door to:-

### Kitchen/Breakfast Room 3.89m (12'9") x 2.91m (9'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fridge/freezer, slimline dishwasher, washing machine, tumble dryer, electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to side and two large storage cupboards.

### Hallway

Carpet, door to:-

### Master Bedroom 4.16m (13'8") x 3.25m (10'8")

Window to front and window to side, range of fitted wardrobes and fitted carpet.

### Bedroom 2 3.76m (12'4") x 3.25m (10'8")

Window to side and fitted carpet.

### Bathroom

Modern fully tiled fitted two piece suite comprising deep panelled bath with independent shower over, mixer tap, glass screen, vanity wash hand basin with base cupboards, mixer tap and tiled surround, mirrored cabinet, window and heated towel rail.

### WC

Fully tiled, window, small wash hand basin and low-level flush WC.

### Balcony 6.86m (22'6") x 1.03m (3'5")

Council Tax Band: D    EPC Rating: C





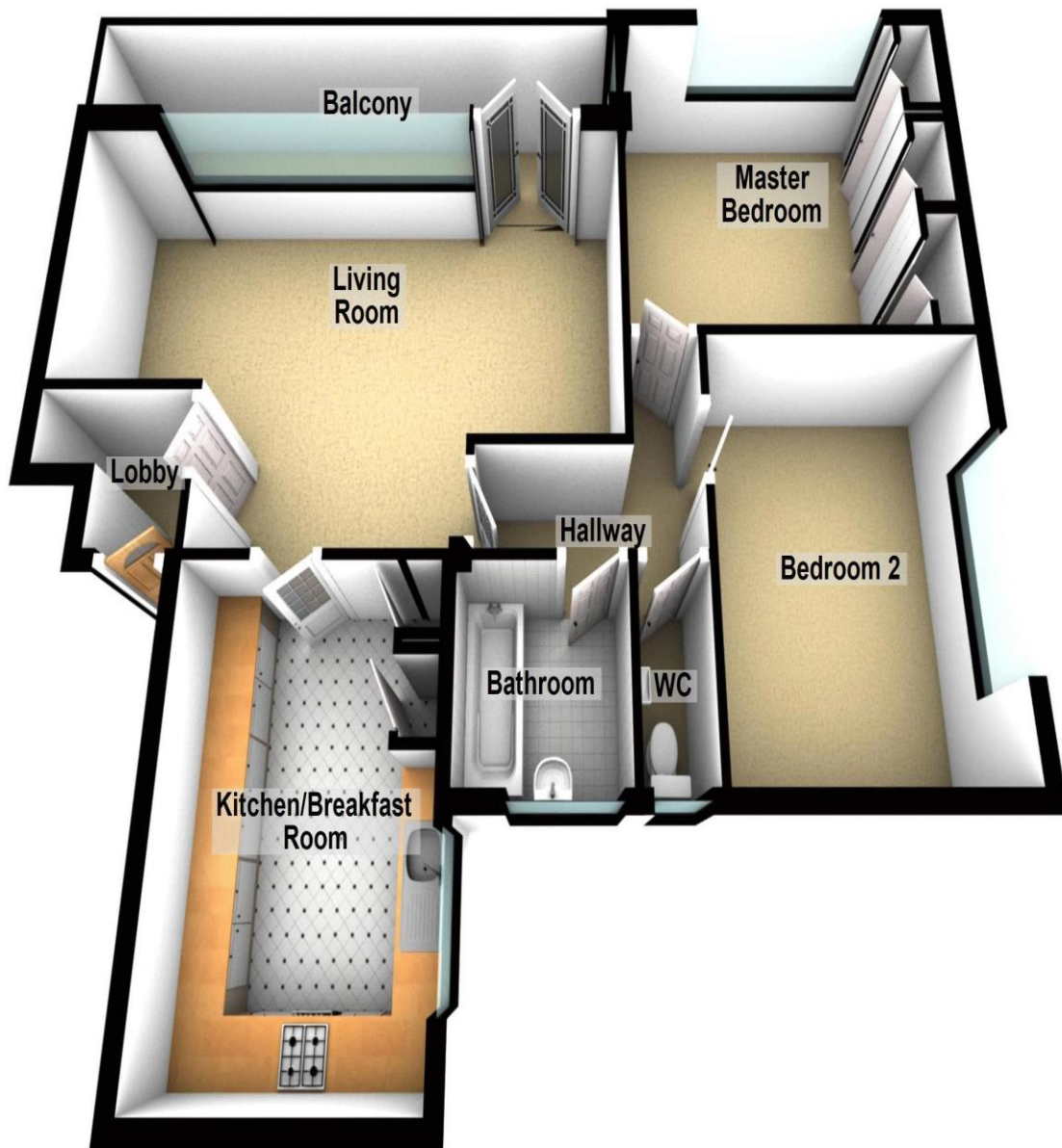


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

## Sixth Floor

Approx. 788.1 sq. feet



Total area: approx. 788.1 sq. feet



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

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		82	84

**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.