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**ROBERTSON  
PHILLIPS**  
Estate Agents



Uxbridge Road, Hatch End

£179,950



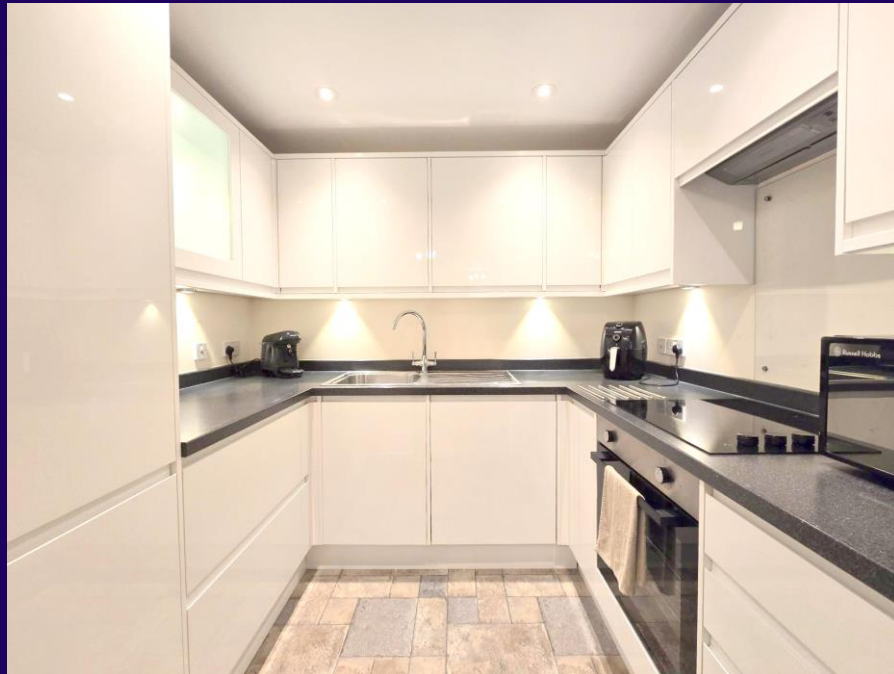
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Bright One Bedroom Retirement Flat situated in this sought after development. Lutyens Lodge is located in the heart of Hatch End. Local shops, fine dining restaurants and transport including station and bus services are all within walking distance.

Comprising lounge/dining room, fitted kitchen with appliances, double bedroom and shower room/WC. Features include double glazing, fitted wardrobes, security entry phone system, lift to all floors, secluded garden, underground parking and communal lounge.



#### Hall

Storage cupboard and airing cupboard which is plumbed for washing machine.

Lounge/Diner 18' 3" x 10' 4" (5.56m x 3.15m)

Double glazed window to rear, opening to:

Kitchen 7' 9" x 7' 0" (2.36m x 2.13m)

Fitted with wall and base units in white high gloss finish, inset sink, oven, hob, extractor, fridge/freezer and dish washer.

Bedroom 14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed window to rear and built in wardrobe

#### Shower Room

Walk in shower, vanity unit, low level wc and wall mounted mirror.





## Grounds

Attractive well maintained gardens with seating area's

## Lease

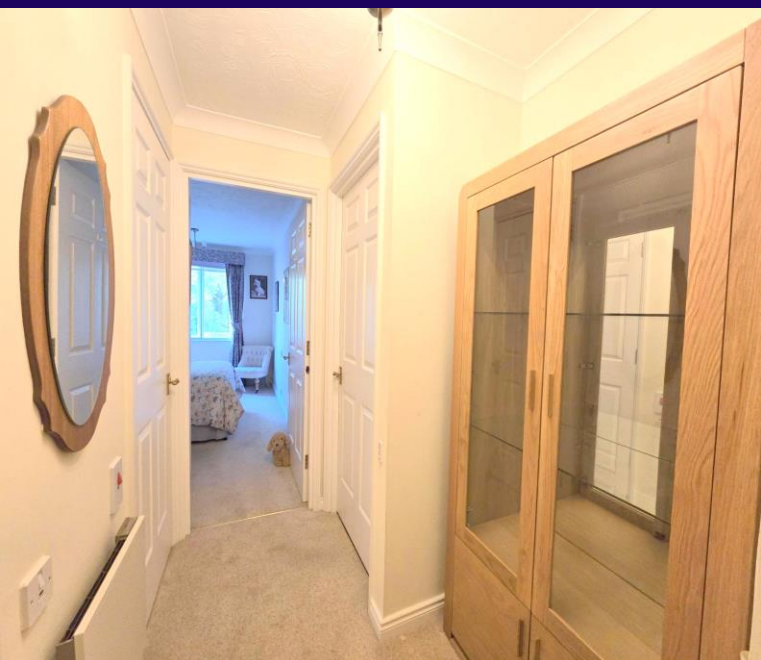
99 years from December 1988

## Service Charge/Ground Rent

£853.45 per quarter..2025

Council Tax Band D

EPC Rating B

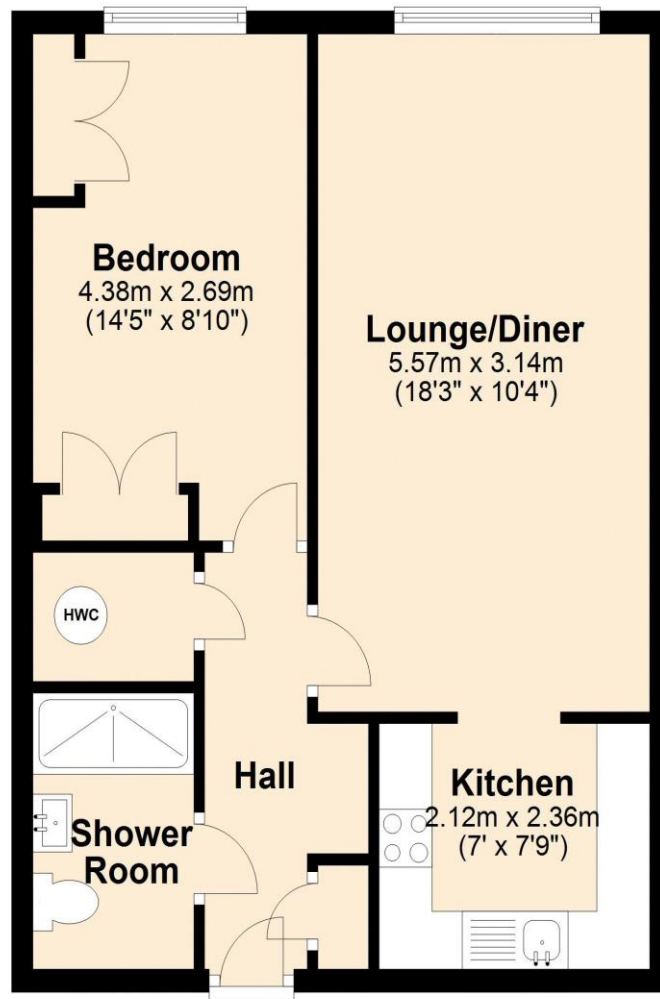


## KEY FEATURES:

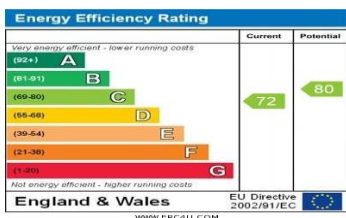
One Bedroom • Lounge/diner • Fitted Kitchen • Shower/wc • Double Glazing • High Street Location , Lift to all floors  
• Underground Parking • Garden

### Second Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 47.1 sq. metres (507.4 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.