

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Wellington Road, Hatch End

£1,650 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Recently Decorated
- Unfurnished

Property Overview:

Situated in the heart of Hatch End, this extremely spacious and recently painted TWO DOUBLE bedroom first floor maisonette is beautifully presented and moments from sought after bars, eateries and Grimsdyke Primary School.
UNFURNISHED

Accommodation:

Entrance Hall

Porch, door leading to stairs to first floor.

Lounge/Diner 15' 11" x 11' 10" (4.85m x 3.61m)

A large room with wood laminate flooring and blinds.

Kitchen 11' 8" x 8' 4" (3.55m x 2.54m)

Modern fitted kitchen with a range of high and low level storage units with integrated fridge/freezer, freestanding dishwasher, washing machine, electric oven, gas hob and extractor fan.

Master Bedroom 14' 00" x 11' 1" (4.27m x 3.38m)

Double fitted wardrobes, wood laminate floor and blind.

Bedroom Two 11' 09" x 8' 03" (3.58m x 2.51m)

Wood laminate floor and blinds.

Bathroom

Bathroom suite with separate shower cubicle, bath with shower attachment, wash hand basin with mirrored cabinet above.

W/C

Separate low level flush WC.

Garden

Private garden to rear of property access via side gate.

Council Tax Band: C EPC Rating: C



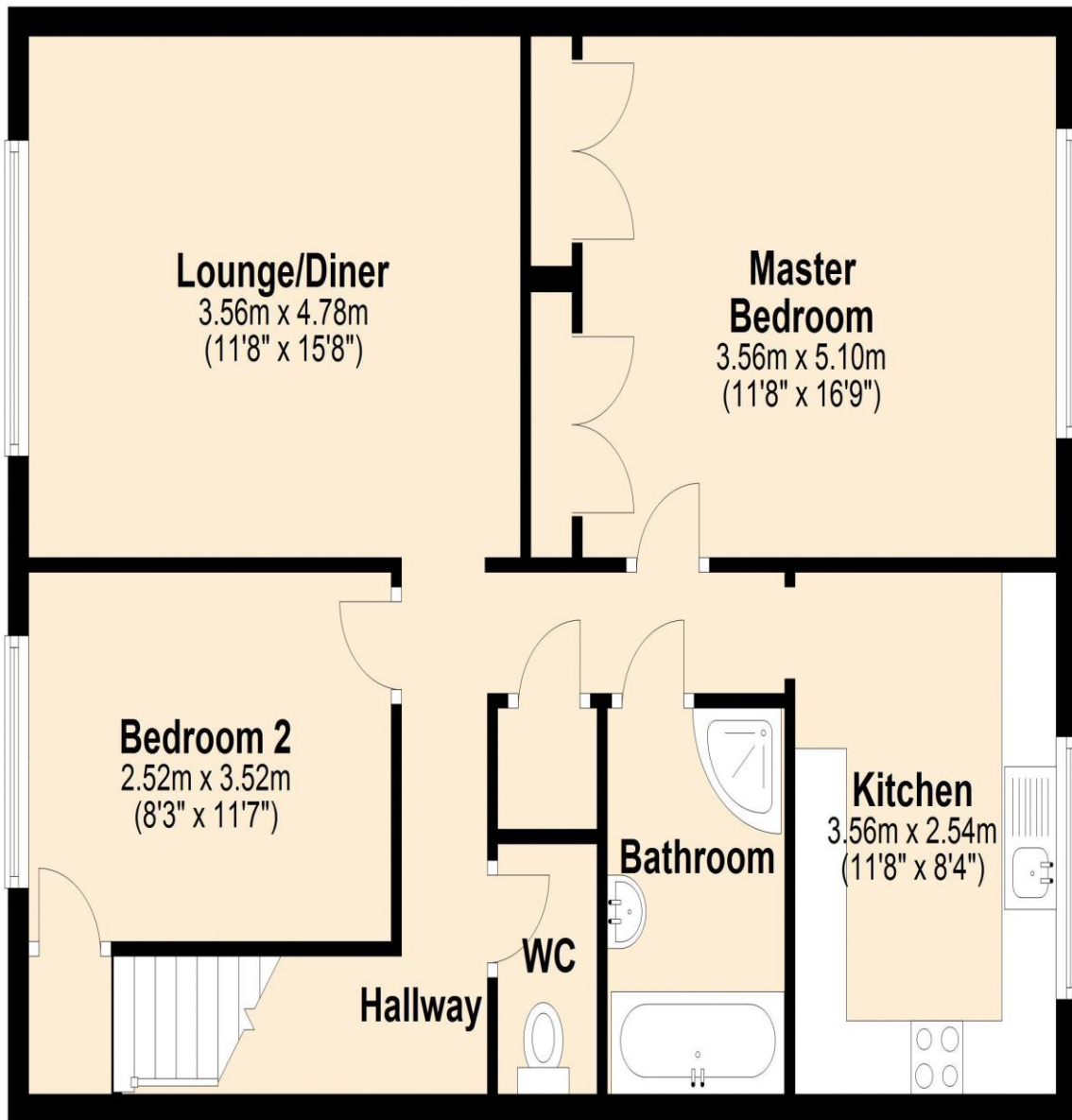


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	77	80
EU Directive 2002/91/EC		

WWW.EPC4U.COM

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.