

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Dove Park, Hatch End

£1,650 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Balcony
- Utility room
- Communal Gardens
- Single Garage
- Unfurnished

Property Overview:

Positioned moments from Hatch End Broadway with it's selection of sought after restaurants, overground station and close to Grimsdyke Primary School this well presented, larger than average **TWO DOUBLE** bedroom ground floor apartment boasts stunning, tranquil views over the communal gardens. **UNFURNISHED**

Accommodation:

Entrance Hall

Window to rear, carpet, door to:-

Lounge/Dining Room 23' 1" x 14' 2" (7.03m x 4.31m)

Window to rear, curtains, carpets and double doors to balcony.

Kitchen 3.99m (13'1") x 2.98m (9'9") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, fridge/freezer and slimline dishwasher, built-in eye level fan assisted oven, built-in four ring electric halogen hob with extractor hood over, window to front, vinyl flooring, door to:

Utility Area 2.94m (9'8") x 1.36m (4'6")

Washing machine, window to front.

Balcony 5.34m (17'6") x 1.23m (4')

Overlooking communal gardens.

Inner Hallway

Door to storage cupboard, carpet and leading to:-

Principal Bedroom 14' 8" x 12' 5" (4.47m x 3.78m)

Window to rear, curtains, carpet and range of fitted wardrobes with dressing table.

Bedroom 2 13' 0" x 11' 1" (3.96m x 3.38m)

Window to front, curtains, carpet and range of fitted wardrobes.

WC

Window to front, low level flush WC and wash hand basin.

Shower Room

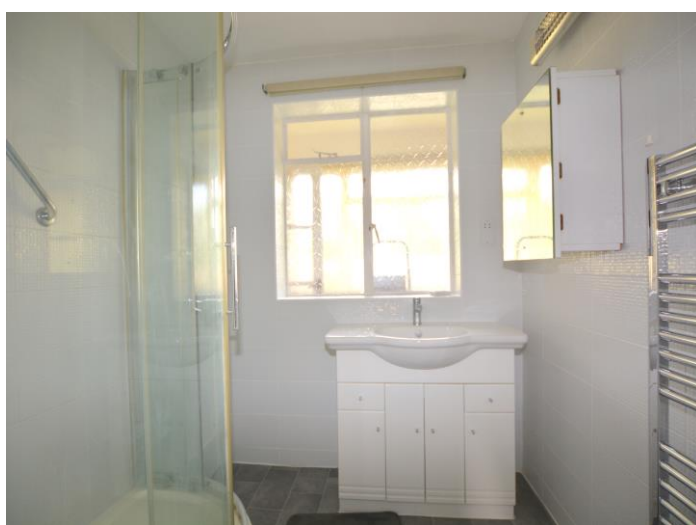
Suite includes double shower enclosure, vanity wash hand basin with drawers, tiled surround, wall mounted mirrored cabinet, shaver point, window to front, heated towel rail and vinyl flooring.

Outside

Attractive communal gardens, permit parking and single garage in nearby block.

Council Tax Band: D EPC Rating: TBC



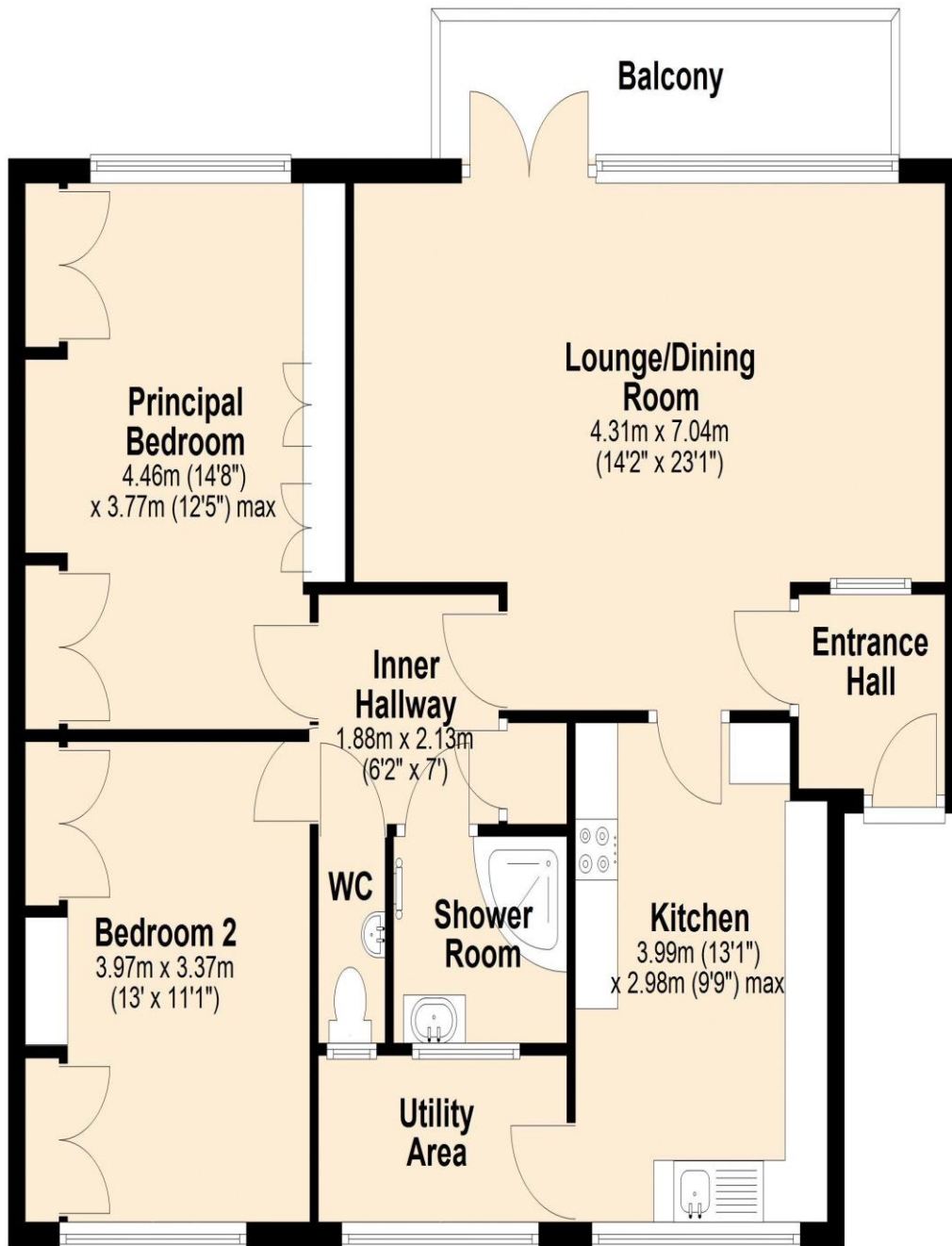


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 89.3 sq. metres (961.3 sq. feet)



Total area: approx. 89.3 sq. metres (961.3 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.