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**ROBERTSON
PHILLIPS**
Estate Agents



Hatch End

Guide Price £349,000



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ATTENTION INVESTORS AND FIRST TIME BUYERS!

This Bright Two Bedroom, Two Bathroom first floor apartment situated in a prime location on Hatch End Broadway, is within easy reach of local shops, restaurants and transport. Comprising entrance hall, lounge with balcony, fitted kitchen with appliances, two bedrooms, master with en suite shower room, plus guest bathroom. Features include lift to all floors, double glazing, long lease and parking space.

No Upper Chain



Entrance Hall

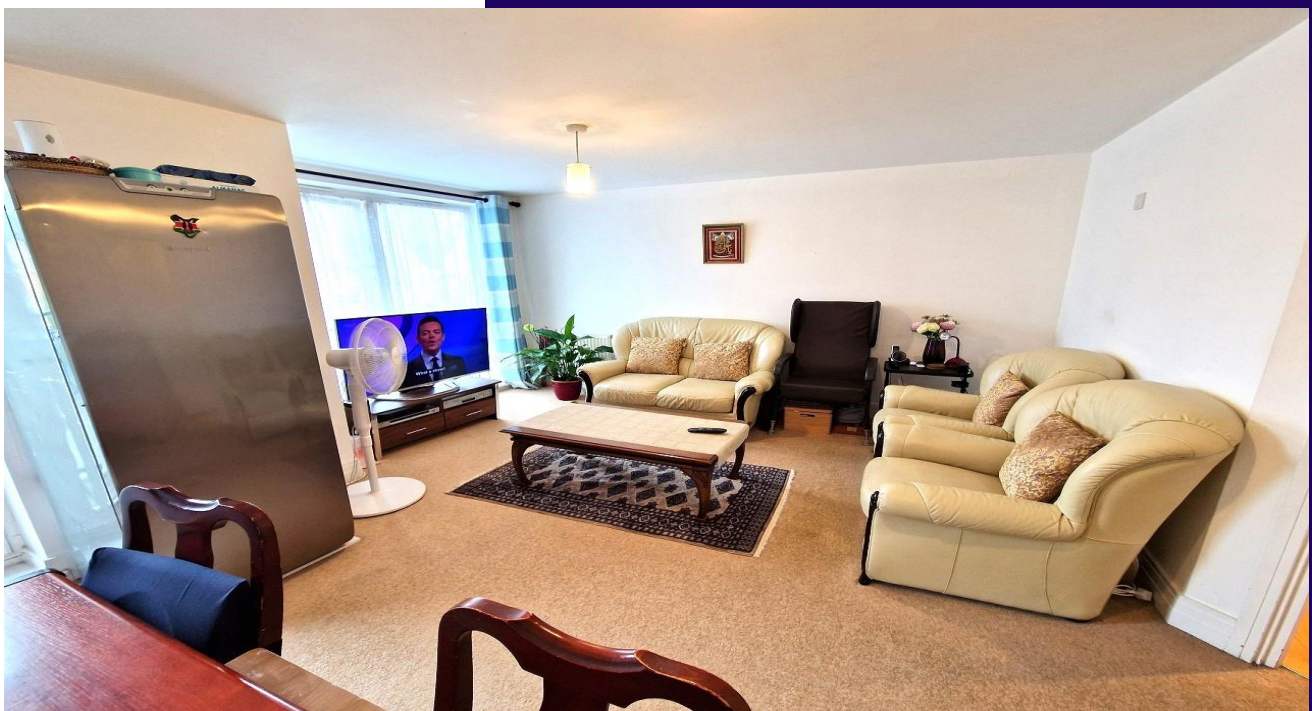
Outer door to side of building leading to carpeted stairs and lift to all floors. Front door leading to hall with entry phone, airing cupboard housing central heating boiler, radiator, cloaks cupboard with fuse box.

Lounge/Diner 14' 10" x 13' 0" (4.52m x 3.96m)

Bright room with double glazed window to front and double glazed door to balcony, two radiators and door to:

Kitchen 9' 2" x 6' 6" (2.79m x 1.98m)

Fitted with a matching range of base and eye level units with display lighting, inset 1½ bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer, built in oven with electric ceramic hob and extractor hood. Part tiled walls, laminate flooring, downlighters and radiator.



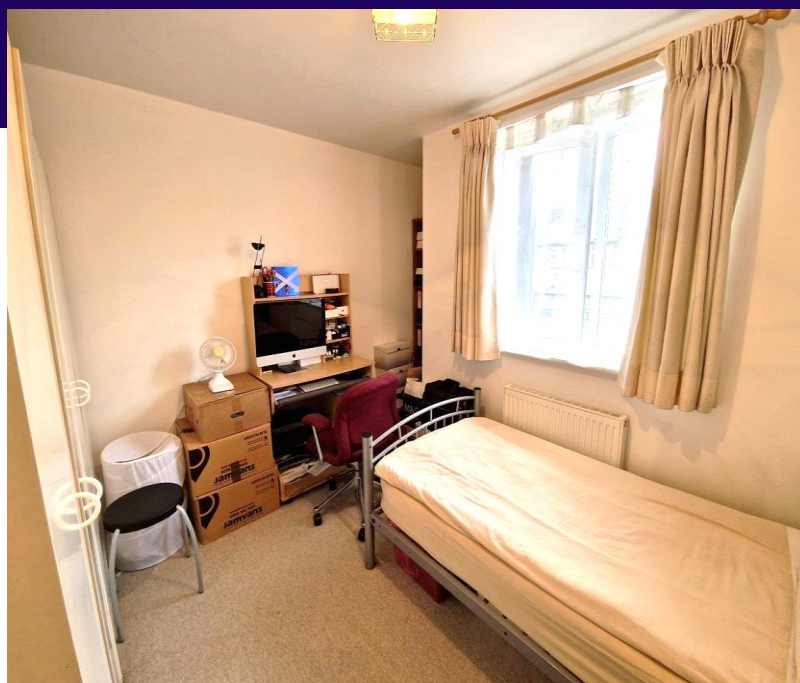
Bedroom One 16' 7" x 9' 0" (5.05m x 2.74m)
Double glazed windows to front and side, radiator
and double built in wardrobe. Door to;
En Suite Shower 8' 3" x 4' 7" (2.51m x 1.40m)
Tiled shower cubicle with folding door, pedestal
wash hand basin with mixer tap, low-level WC, part
tiled walls, shaver point, heated towel rail/radiator,
extractor fan, downlighters and obscure double
glazed window to side.

Bedroom Two 10' 11" x 9' 0" (3.32m x 2.74m)
Double glazed window to front, radiator.
Guest Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)
White suite with panelled bath with hand shower
attachment and mixer tap, pedestal wash hand
basin and low-level WC. Heated towel
rail/radiator.

Parking
Space to rear.
Lease
125 Years from 2006

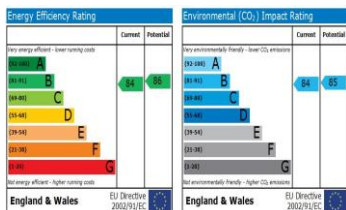
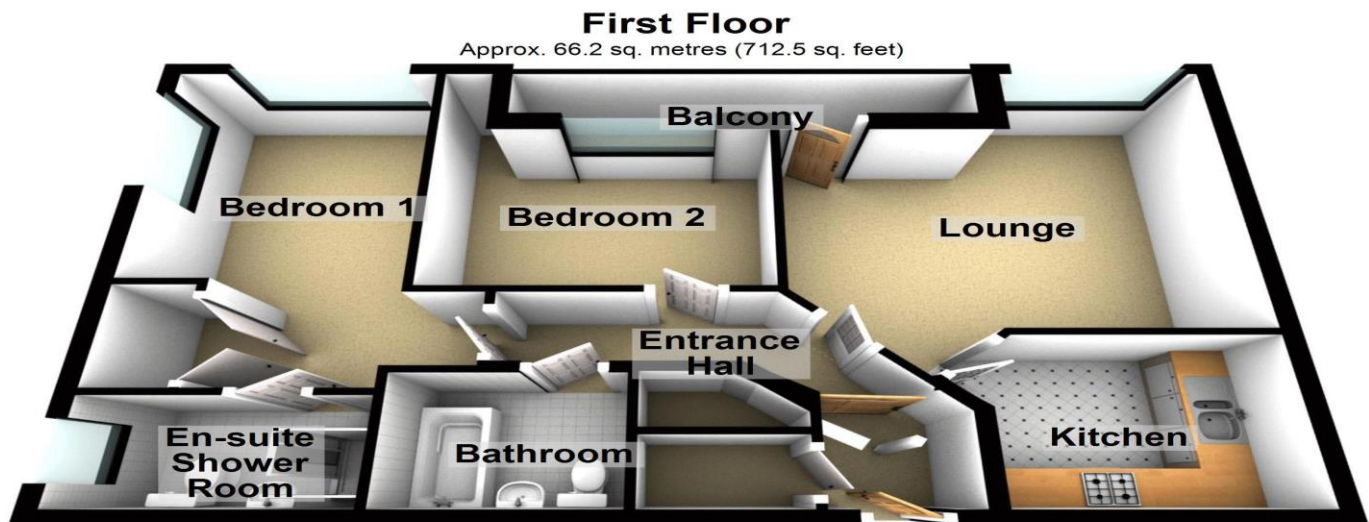
Service Charge
To be confirmed.
Ground Rent
To be confirmed.
Council Tax Band E

EPC Rating C



KEY FEATURES:

Two Bedrooms ● Lounge/dining Room ● Guest Bathroom ● En suite shower ● Fitted kitchen ● Lift to all floors
● Double glazing ● Parking space



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.