

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Dove Park, Pinner

£1,400 P.C.M

Key Features include:

- One Double Bedroom
- Second Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Communal Gardens
- Permit Parking
- Unfurnished

Property Overview:

This rarely available, newly painted and extremely spacious **ONE DOUBLE BEDROOM** second floor apartment is situated in the heart of Hatch End boasting contemporary interiors conveniently positioned within walking distance to local shops, restaurants and overground station. **UNFURNISHED**

Accommodation:

Entrance Hall

Storage cupboard, laminate flooring and door to:-

Lounge/Dining Room 17' 8" x 11' 8" (5.38m x 3.55m)

Window to rear, curtains, fitted carpet and open plan to kitchen.

Kitchen 9' 5" x 9' 2" (2.87m x 2.79m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge/freezer and washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, window to front, storage cupboard and vinyl flooring.

Bedroom 13' 8" x 9' 8" (4.16m x 2.94m)

Window to rear, curtains, fitted wardrobes, fitted carpet and door to private balcony.

Balcony 9' 8" x 2' 11" (2.94m x 0.89m)

Shower Room

Modern suite with shower enclosure, vanity wash hand basin with cupboards under, tiled surround, low-level flush WC, mirrored cabinet, window to front, heated towel rail and ceramic tiled flooring.

Outside

Permit parking and attractive communal gardens.

Council Tax Band: C

EPC Rating: D





To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 49.2 sq. metres (529.4 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	57	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.