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**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

£279,950



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IDEAL INVESTMENT.....

A spacious One Bedroom First Floor flat situated in a sought-after development close to Hatch End Broadway which benefits from local shops, restaurants and mainline station. Comprising entrance hall, lounge, fitted kitchen, double bedroom and bathroom. The property benefits from gas central heating, garage, well maintained communal grounds and Long Lease.

No upper chain.



Entrance Hall

Outer door and stairs to first floor. Hallway with storage cupboards.

Lounge 3.98m (13'1") x 3.93m (12'11")

Kitchen 3.58m (11'9") x 1.75m (9'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, fridge/freezer, slimline dishwasher, washing machine and tumble dryer, electric fan assisted oven, built-in electric hob with pull out extractor hood over, window.

Bedroom 3.88m (12'9") x 3.58m (10'9") max Window and built in wardrobes.

Bathroom

Panelled bath, pedestal wash hand basin, low-level WC, tiled surround, wall mounted mirror, shaver point.



Lease
999 years from September 1981.

Service Charge
October 2025 to March 2026 = £700.24

Council Tax Band C

EPC Rating C

Garage in nearby block.

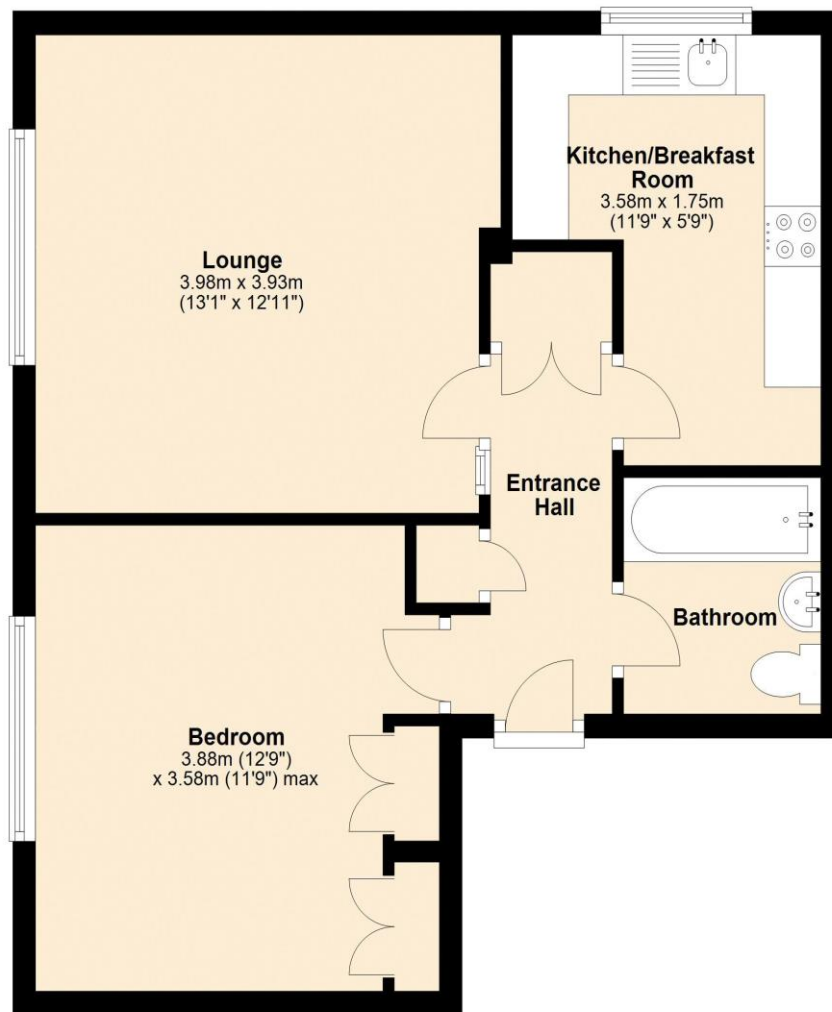


KEY FEATURES:

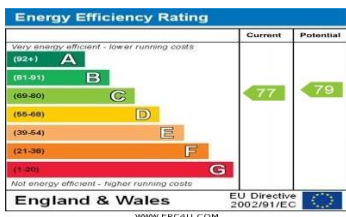
Lounge/diner ● Fitted Kitchen ● Double Bedroom ● Bathroom/wc ● Garage
Long Lease ● No Upper Chain ●

First Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 47.6 sq. metres (512.1 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.