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**ROBERTSON
PHILLIPS**
Estate Agents



Uxbridge Road, Pinner

£199,000



www.robertsonphillips.co.uk



A Bright South Facing One Bedroom first floor Retirement Flat situated in this sought after development. Lutyens Lodge is located in the heart of Hatch End, local shops, fine dining restaurants and transport including station and bus services are all within walking distance. Comprising lounge/dining room, fitted kitchen with appliances, double bedroom and shower room/WC. Features include double glazing, fitted wardrobes, security entry phone system, lift to all floors, secluded garden, underground parking and communal lounge.



First Floor Hall

Storage cupboard, double wardrobe ideal for coats and shoes, airing cupboard with immersion heater and water tank.

Lounge/Diner 18' 4" x 10' 2" (5.58m x 3.10m)
South facing lounge overlooking the rear garden, double glazed bay window to rear, open plan to kitchen.

Kitchen 7' 8" x 7' 6" (2.34m x 2.28m)
Fitted with a matching range of base and eye level units, stainless steel sink, fridge/freezer, slimline dishwasher, washing machine, electric oven and microwave grill, electric hob with extractor hood, open plan to lounge.



Shower Room

With tiled corner shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, medicine cabinet.

Bedroom 14' 8" x 8' 9" (4.47m x 2.66m)

Double glazed window to rear, fitted wardrobes and draws.

Underground car park

Accessed from the rear with automatic opening shutter and parking for multiple cars.

Service Charge is £853.45 per quarter

Lease details

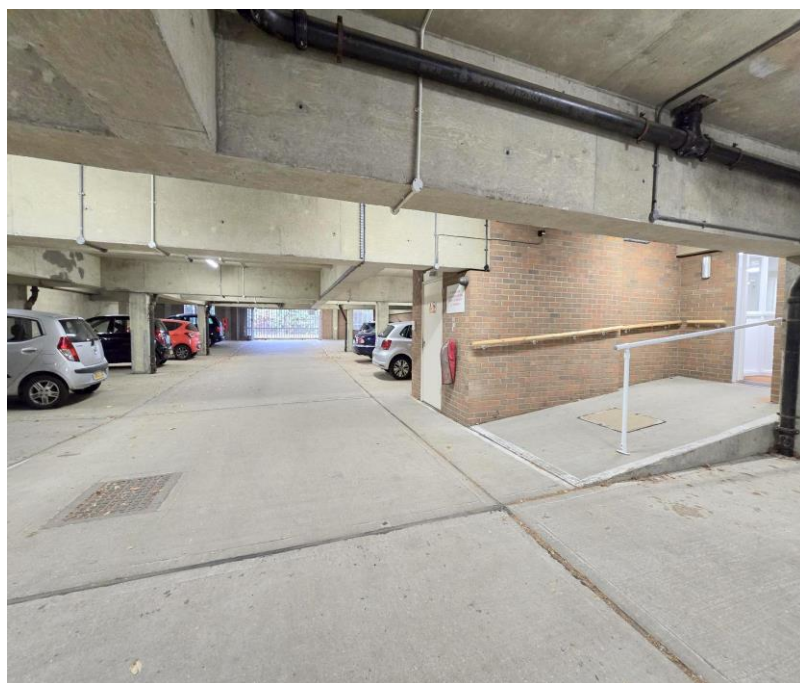
152 years remaining, expiring on the 30th of June 2177.

Council Tax Band: D

EPC Rating: C

Tenure: Leasehold

Facing: South Facing

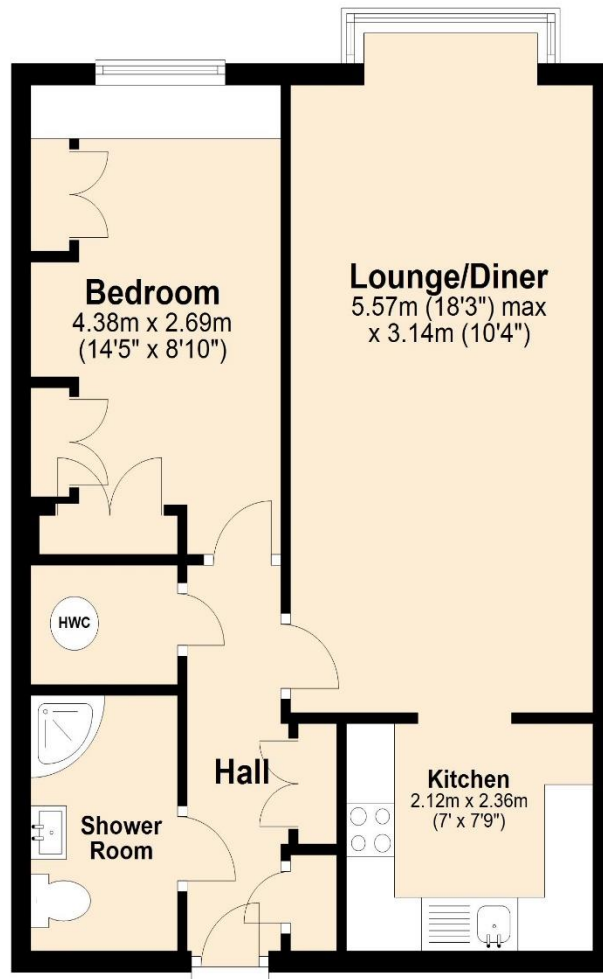


KEY FEATURES:

- One Double Bedroom
- Double Glazing
- Fitted Kitchen
- Shower Room
- Long Lease
- Underground Parking
- High Street Location

First Floor

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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.