

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



The Avenue, Hatch End

£1,695 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Entryphone System
- Double Glazing
- Gas Central Heating
- Parking On Street
- Communal Gardens
- Single Garage via Electric Gates
- Unfurnished

Property Overview:

Positioned in one of Hatch End's most prestigious roads, this TWO DOUBLE bedroom ground floor apartment boasts stylish interiors and is within a short walk to Hatch End's sought after restaurants, overground station allowing swift access into Central London and Grimsdyke Primary School. **UNFURNISHED**

Accommodation:

Entrance Hall

Fitted carpet and door to two large storage cupboards.

Separate WC

Low level flush WC

Kitchen 12' 6" x 8' 3" (3.81m x 2.51m)

Fitted with modern matching range of base and eye level units with worktop space over with under unit lighting, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, fridge/freezer, washing machine, space for tumble dryer electric fan assisted oven, built-in four ring electric halogen hob with extractor hood over, window to side and vinyl flooring.

Lounge/Dining Room 16' 6" x 9' 10" (5.03m x 2.99m)

Window to front, fitted carpet and curtains.

Bedroom 1 11' 9" x 10' 8" (3.58m x 3.25m)

Window to rear, fitted carpet, nets and curtains.

Bedroom 2 11' 9" x 7' 4" (3.58m x 2.23m)

Window to rear, nets, curtains, fitted wardrobe and fitted carpet.

Bathroom

Recently fitted two piece suite with deep panelled bath with shower attachment over, glass screen, vanity wash hand basin with cupboards under, mirror above, tiled surround, window to side, heated towel rail and ceramic tiled flooring.

Outside

Ample parking on street, communal gardens and single garage to rear via electric gates.

Council Tax Band: D EPC Rating: C



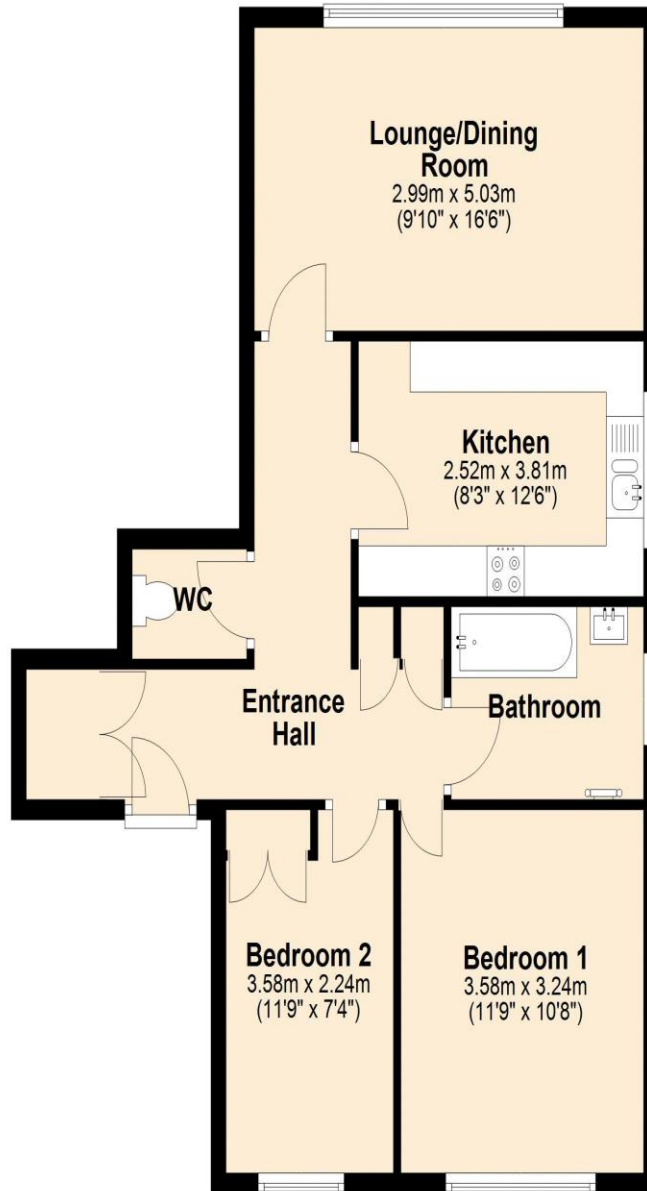


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



Total area: approx. 66.0 sq. metres (710.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.epc4u.com

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.