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**ROBERTSON  
PHILLIPS**  
Estate Agents



Oakdene Close, Hatch End

£275,000



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**A ONE DOUBLE Bedroom Ground Floor Apartment with patio area and modern interiors situated in the heart of Hatch End in a popular cul-de-sac within walking distance to local shops, eateries and over ground station.**

**Entrance hall, lounge/dining room, modern kitchen (with appliances), bedroom with fitted wardrobes and modern bathroom. Features include gas central heating, New carpets, Garage, security entry phone, Share of Freehold and**

**NO Upper Chain.**



**Ground Floor  
Entrance Hall**

**Lounge/Dining Room 16' 2" x 10' 1"**  
**(4.92m x 3.07m)**

**Double doors leading to private patio area, new fitted carpet and radiator.**

**Kitchen 13' 1" x 5' 7" (3.98m x 1.70m)**

**Modern fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, washing machine, fridge, freezer, electric fan assisted oven, four ring electric halogen hob, window to rear and ceramic tiled flooring.**





Bedroom 12' 8" x 10' 0" (3.86m x 3.05m)  
Two windows to front, fitted wardrobes and new carpet.

#### Bathroom

Modern suite incorporating deep panelled bath with shower attachment, vanity wash hand basin with cupboards under, mixer tap, mirror, light above, low-level flush WC, fully tiled and window to front.

Small Private Patio and communal gardens.

Garage in nearby block.

Council Tax Band C

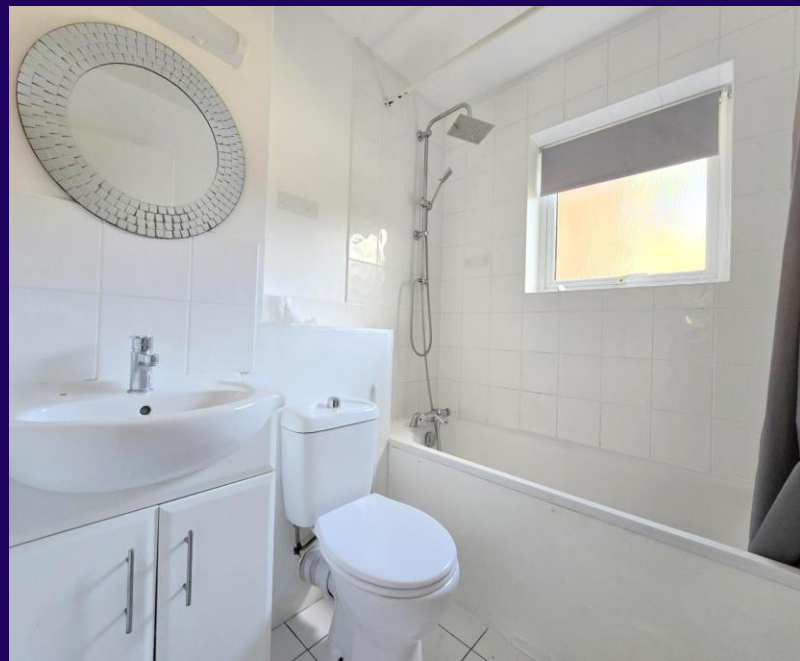
EPC Rating C

#### Lease

999 years from September 1981. Plus Share of Freehold.

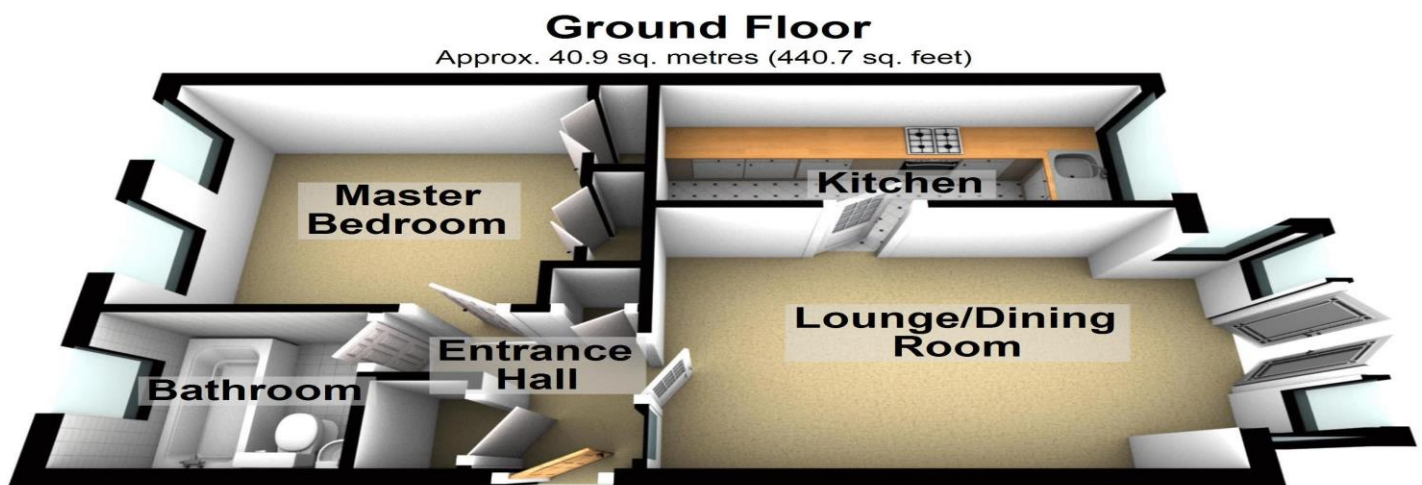
#### Service Charge

October 2025 to March 2026= £672.04



## KEY FEATURES:

Double Bedroom ● Ground Floor ● Gas Central Heating ● Lounge/diner ● Garage ●  
Fitted Kitchen  
● Walk to Station ● No Upper Chain



Total area: approx. 40.9 sq. metres (440.7 sq. feet)

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
<small>Not energy efficient - higher running costs</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.**