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Dove Park, Hatch End

Guide Price £325,000



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Situated in a sought-after development, this larger than average ONE DOUBLE bedroom raised ground floor apartment benefits from generous sized rooms flooded with natural light and is minutes from Hatch End's station and array of shops, bars and eateries.

ACCOMMODATION: Entrance Hall, lounge with door to balcony, kitchen/breakfast room (with appliances), bedroom with fitted wardrobes, modern installed bathroom suite with shower attachment above bath. **BENEFITS** include Gas CH, Video Entryphone system, balcony, lifts to all floors, permit parking and attractive communal gardens.



Ground Floor
Entrance Hall
Window to side, door to:

Lounge/Dining Room 17' 2" x 14' 2" (5.23m x 4.31m) Window to side, double door to balcony, blinds, parquet flooring, book case and chest of drawers.

Balcony 17' 2" x 3' 2" (5.23m x 0.96m)
Accessed via bedroom and lounge.

Inner Hall
Parquet floor, door to:



Kitchen/Breakfast Room 12' 6" x 9' 7" (3.81m x 2.92m) Window to rear, blind, storage cupboard housing boiler, range of wall and low level units incorporating an electric fan assisted oven, four ring gas hob, extractor hood, fridge/freezer, washing machine, tumble dryer and sink/drain.

Bedroom 13' 5" x 11' 0" (4.09m x 3.35m) Window to side aspect, carpet, sliding built in wardrobes, chest of drawers, two bedside tables, blinds and door to balcony.

Bathroom

Luxury suite including low level flush WC, heated towel rail, blind, wall mounted wash hand basin, L shaped bath with screen and shower attachment over.

Outside

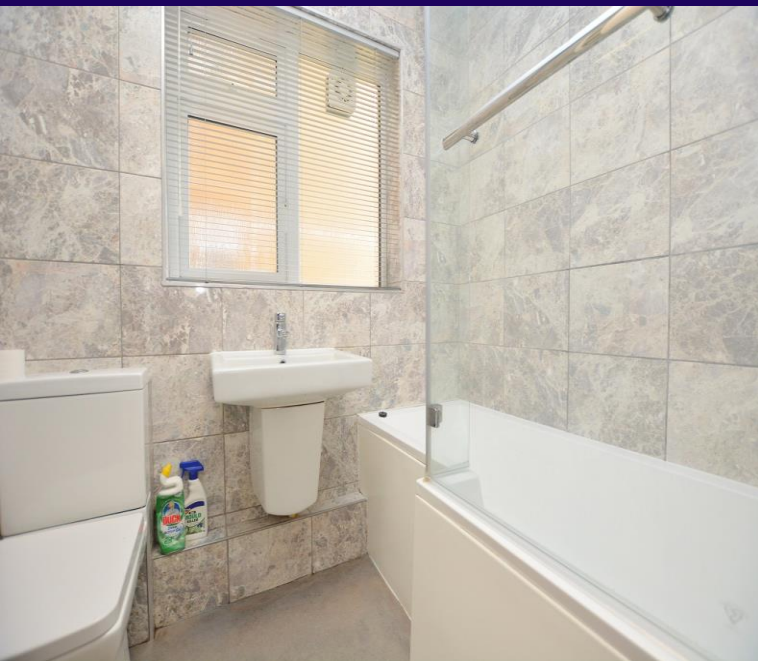
Communal gardens and permit parking on street.

Service Charge - To be confirmed

Council Tax Band: C

EPC Rating: C

Tenure: Share of Freehold

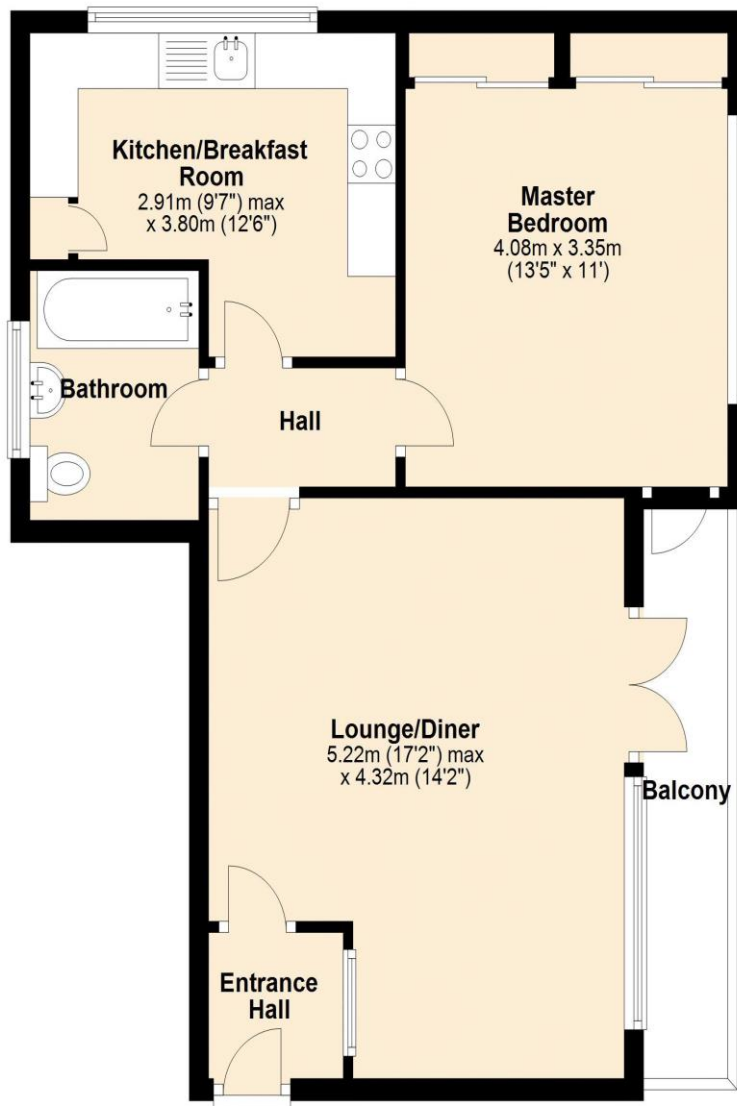


KEY FEATURES:

- Raised Ground Floor ● Double Bedroom ● Gas Central Heating ● Entryphone System ●
- Double Glazing ● Communal Gardens
- Permit Parking On Street ● Part Furnished

Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 53.2 sq. metres (572.1 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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.epcau.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.

