

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



The Avenue, Hatch End

£1,700 P.C.M

Key Features include:

- Two Bedrooms
- En-Suite Shower Room
- First Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Communal Gardens
- Permit Parking
- Unfurnished

Property Overview:

This TWO DOUBLE bedroom, TWO BATHROOM first floor apartment is positioned in one of Hatch End's most prestigious roads boasting newly decorated interiors and within walking distance to Grimsdyke Primary School.
UNFURNISHED

Accommodation:

Entrance Hall

Fitted carpet, door to Storage cupboard, door to Storage cupboard.

Lounge/Dining Room 19' 1" x 12' 6" (5.81m x 3.81m)

Window to side, window to front, nets, curtains, fitted carpet and folding door to:-

Kitchen 12' 1" x 10' 6" (3.68m x 3.20m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, fridge/freezer, washing machine, tumble dryer, eye level fan assisted oven, four ring electric halogen hob with extractor hood over, window to front and vinyl flooring.

Master Bedroom 14' 4" x 9' 7" (4.37m x 2.92m)

Window to front, curtains, range of fitted wardrobes, fitted carpet and door to: -

En-suite Shower Room 6' 7" x 6' 4" (2.01m x 1.93m)

Fitted with three piece suite with double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, tiled surround, mirror, shaver point, light, low-level flush WC, wall mounted mirrored cabinet, and vinyl flooring.

Bedroom 2 11' 1" x 8' 8" (3.38m x 2.64m)

Window to front, blind, built in wardrobe and fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment, shower curtain, vanity wash hand basin with cupboards beneath, taps, tiled surround, shaver point, low-level flush WC, wall mounted mirror, wall mounted cabinets and vinyl flooring.

Outside

Communal gardens and permit parking to rear and on street.

Council Tax Band: D EPC Rating: C



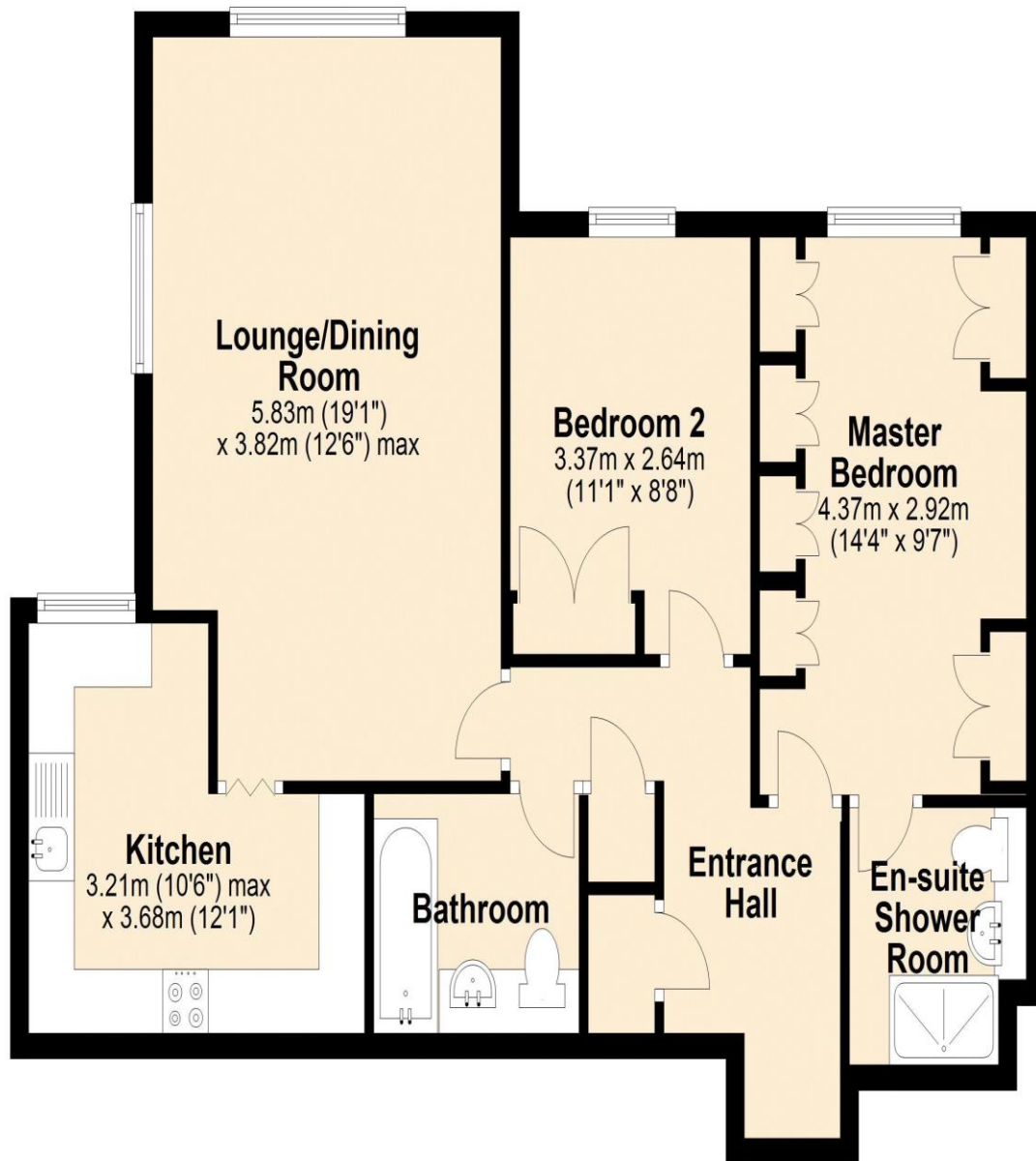


To arrange a viewing call:
020 8421 4847

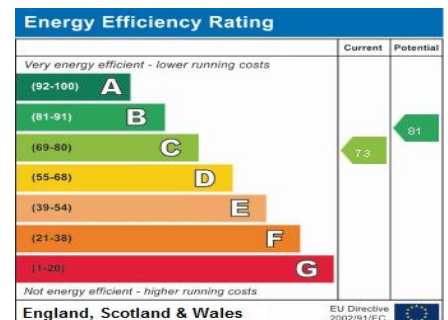
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First Floor

Approx. 71.3 sq. metres (767.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.1 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.