

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

£85,000



www.robertsonphillips.co.uk



A One Bedroom Ground Floor Retirement flat situated on Hatch End High Street within walking distance to local shops, restaurants, bus services and station.

Comprising entrance hall, lounge/dining room with door to garden, kitchen, double bedroom and bathroom/wc. Benefits include double glazing, communal lounge area, laundry and resident manager. Refurbishment required.

NO upper chain.



Ground Floor

Entrance Hall

Airing cupboard with hot water cylinder and cold water tank.

Lounge/diner 16' 9" x 10' 3" (5.10m x 3.12m)

Double glazed window, opening to:
Kitchen 6' 11" x 5' 1" (2.11m x 1.55m)
Some fitted cupboards and sink unit.
Double glazed window.

Bedroom 13' 0" x 8' 6" (3.96m x 2.59m)
Double glazed window and built in wardrobe.



Bathroom

Panelled bath, vanity wash hand basin with storage under, fully tiled walls, low-level WC and heated towel rail.

Parking

Parking available in underground garage.
Guest parking to front of building.

Lease

40 years left confirmed by solicitors.
17/11/2025

Service Charge

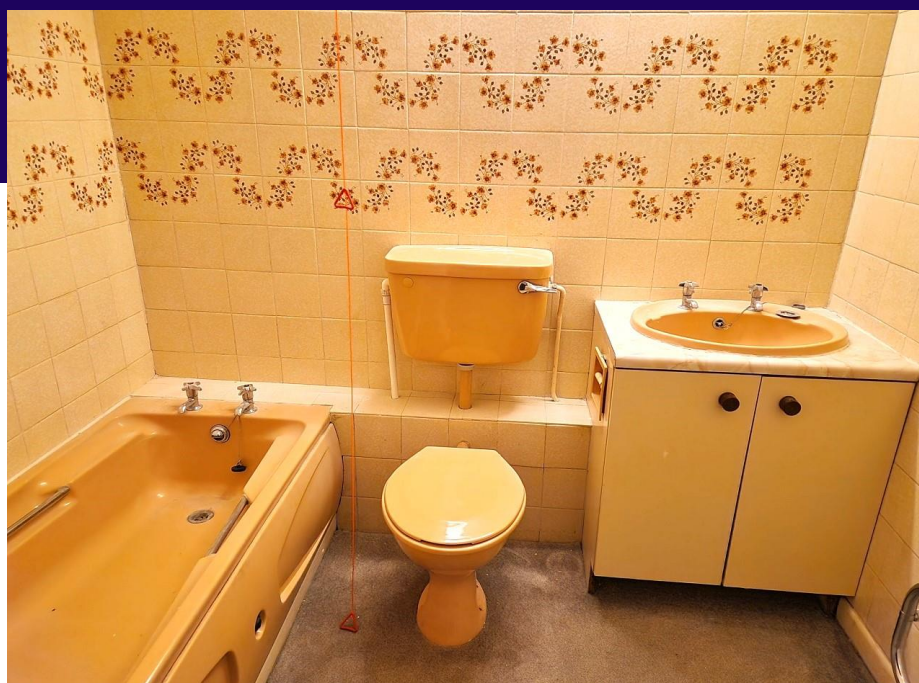
To be confirmed

Ground Rent

To be confirmed.

Council Tax Band C

EPC Rating C

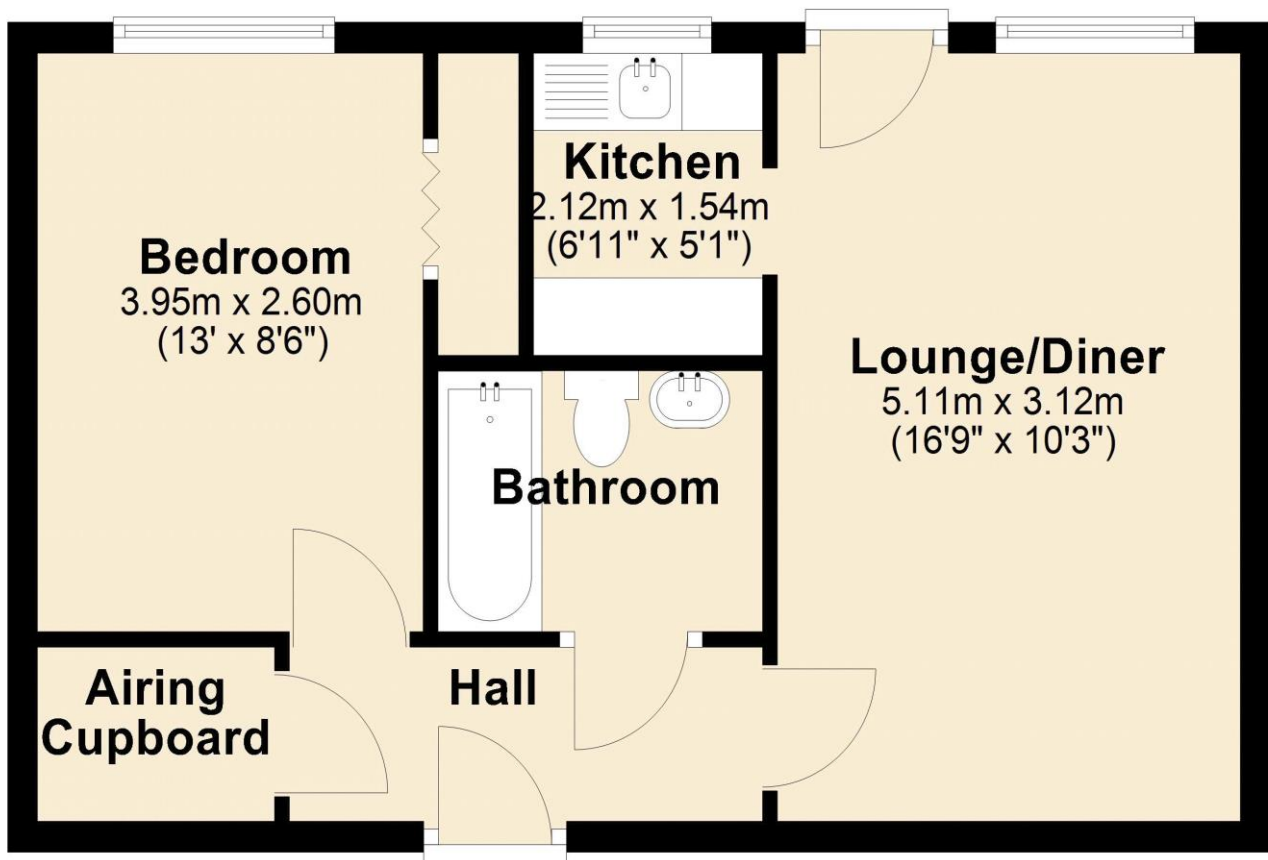


KEY FEATURES:

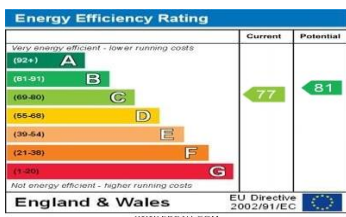
Double Bedroom ● Lounge/diner ● Kitchen ● Bathroom/wc ● Double Glazing ●
Communal Lounge
● Laundry ● No Upper Chain

Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 40.2 sq. metres (432.5 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.