

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinnersales@david-charles.co.uk

LUTYENS LODGE, 523 UXBRIDGE ROAD, HATCH END, HA5 4JX



PRICE....£195,000....LEASEHOLD

A well presented ground floor one double bedroom retirement apartment (47.1 sq.m/507 sq.ft), which is set in this much sought after development on the corner of Wellington Road and Uxbridge Road. Conveniently located for all the amenities on Hatch End Broadway with its array of shops, restaurants, coffee houses, supermarkets, and Hatch End Overground Train Station. The accommodation has a communal entrance accessed via entry phone system leading to own front door, entrance hall with cloak cupboard and separate airing cupboard, 17'10ft reception room with newly installed day and night blinds, 7'10ft newly fitted modern white high gloss kitchen with newly fitted appliances, 14'4ft double bedroom with a range of built in wardrobes and shower room/WC. Benefits include a long lease of 153 years remaining, EPC grading of C, secure underground residents parking, well maintained communal gardens with seating areas and the use of communal residents lounge, drying room, and guest room.

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band D - £2,162.80

LEASE & SERVICE CHARGE

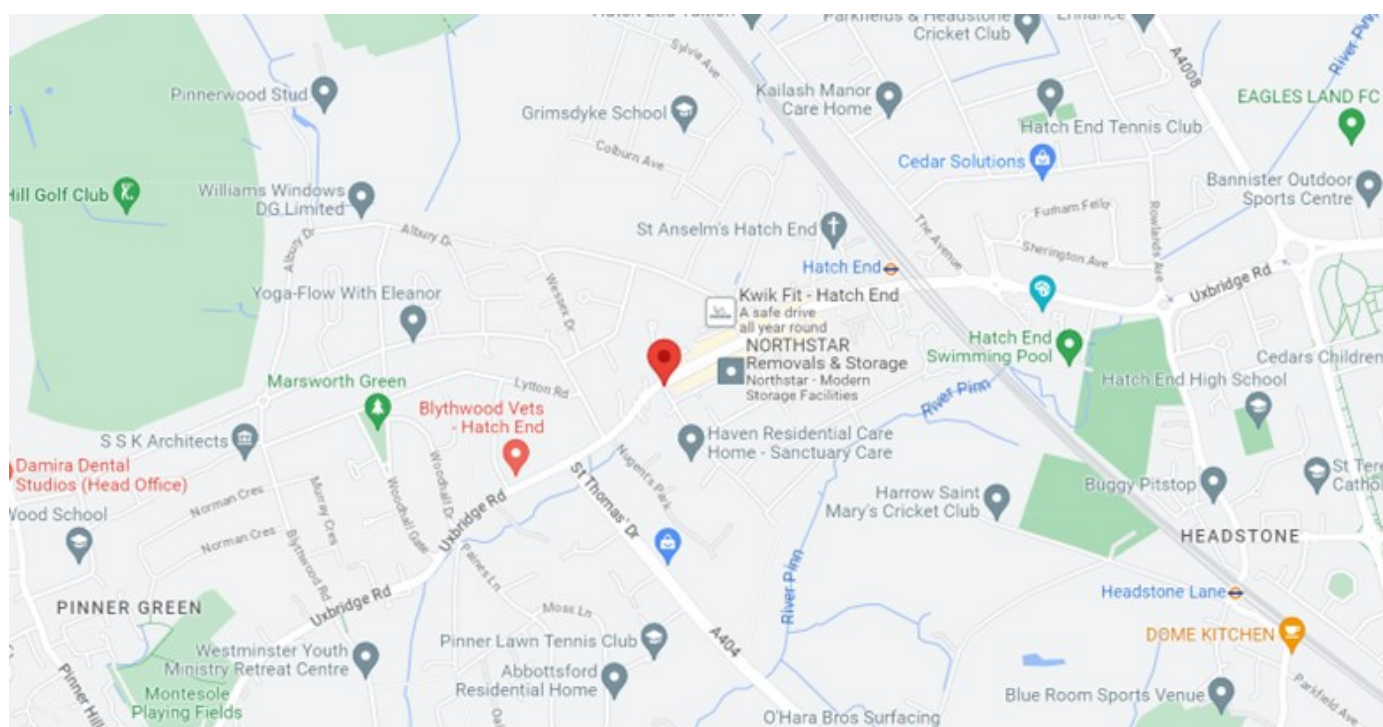
Lease - 153 years remaining
Service Charge - £678.78 per quarter

MEDICAL CENTRES

Hatch End Medical Centre - 0.07 miles
Elliott Hall Medical Centre - 0.6 miles

LOCAL TRANSPORT

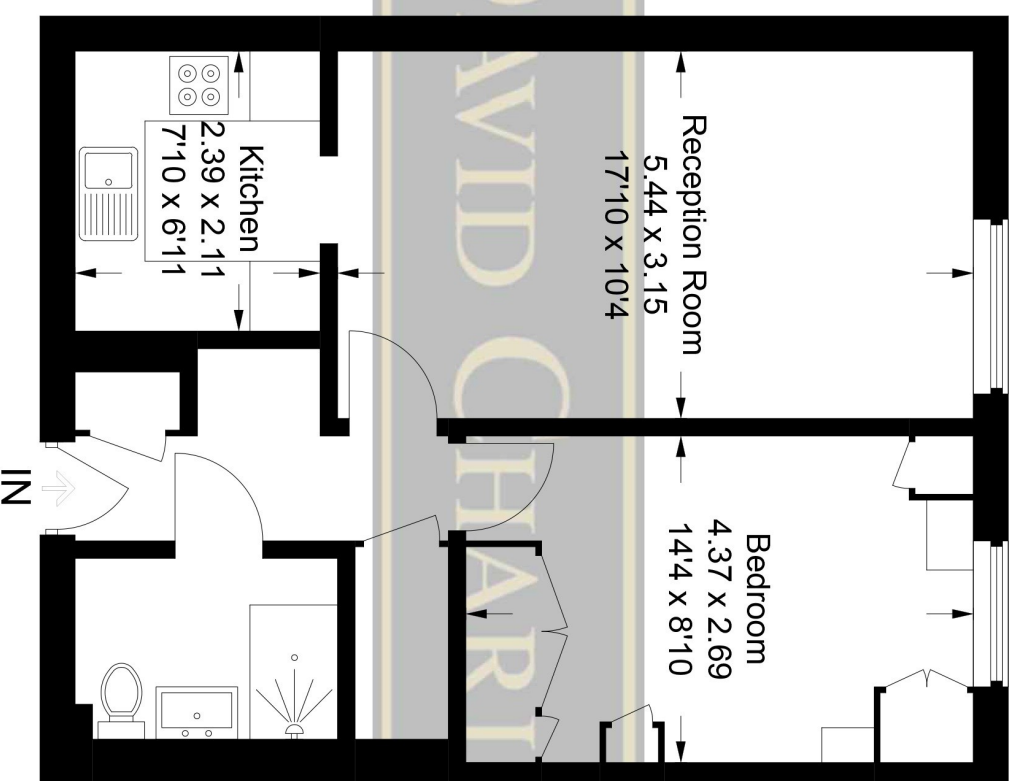
Hatch End Station (Overground) - 0.4 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lutyens Lodge, 523 Uxbridge Road

Approximate Gross Internal Area
47.1 sq m / 507 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles