



**AN ATTRACTIVE THREE BEDROOM, TWO BATHROOM APARTMENT IN A PRIME LOCATION**

Royston Grove, Hatch End, Pinner HA5 4HD

**ROBSONS**



# AN ATTRACTIVE THREE BEDROOM, TWO BATHROOM APARTMENT IN A PRIME LOCATION

Royston Grove, Hatch End, Pinner HA5 4HD

**GROUND FLOOR • LEASEHOLD • 1,130 SQ.FT  
• THREE BEDROOMS • TWO BATH/SHOWER  
ROOMS • RECEPTION ROOM • KITCHEN /  
BREAKFAST ROOM • LARGE COMMUNAL  
GARDEN • RESIDENTS PARKING**

## Description

Offering both character and charm, with modern touches and spacious interior, is this three-bedroom, two-bathroom ground floor apartment, situated in a highly desirable location close to Hatch End's amenities and transport facilities.

The property comprises an entrance hallway, three good-sized bedrooms, two modern bath/shower rooms, a generous reception room, and a well-equipped kitchen/breakfast. The kitchen benefits from direct access to the garden patio, ideal for alfresco dining, with a large communal garden. In addition, there is residents' parking at the front of the property.







Royston Grove is a highly sought-after road just moments from Hatch End's bustling high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets, with Pinner High Street just a short distance away. For commuters, Hatch End Station provides a regular service to London Euston via the Overground, with nearby Pinner Station providing the Metropolitan Line. There is also easy access to a number of local bus routes.

The area is well served by primary and secondary schooling with the ever-popular Grimsdyke Primary School nearby, as well as local parks and recreational facilities. Grimsdyke Golf Course is also just moments away.

### Additional Information

Tenure: Leasehold

Lease Length: 900+ Years

Service Charge: Approx. £1,050 P.A

Ground Rent: £0

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area = 105.0 sq m / 1,130 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons

# ROBSONS

1 High Street, Pinner HA5 5PJ  
Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.