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**ROBERTSON
PHILLIPS**
Estate Agents



523, Uxbridge Road, Hatch End £179,000



www.robertsonphillips.co.uk



A Bright One Bedroom Second Floor Retirement flat situated in the heart of Hatch End which benefits from a selection of local shops, fine dining restaurants, supermarket and transport, including station.

Comprising lounge/dining room, fitted kitchen, double bedroom and shower room/wc. Benefits include double glazing, resident manager, communal lounge, guest suite, attractive gardens, underground parking, lift to all floors and extended lease.

There is no upper chain.



Hall

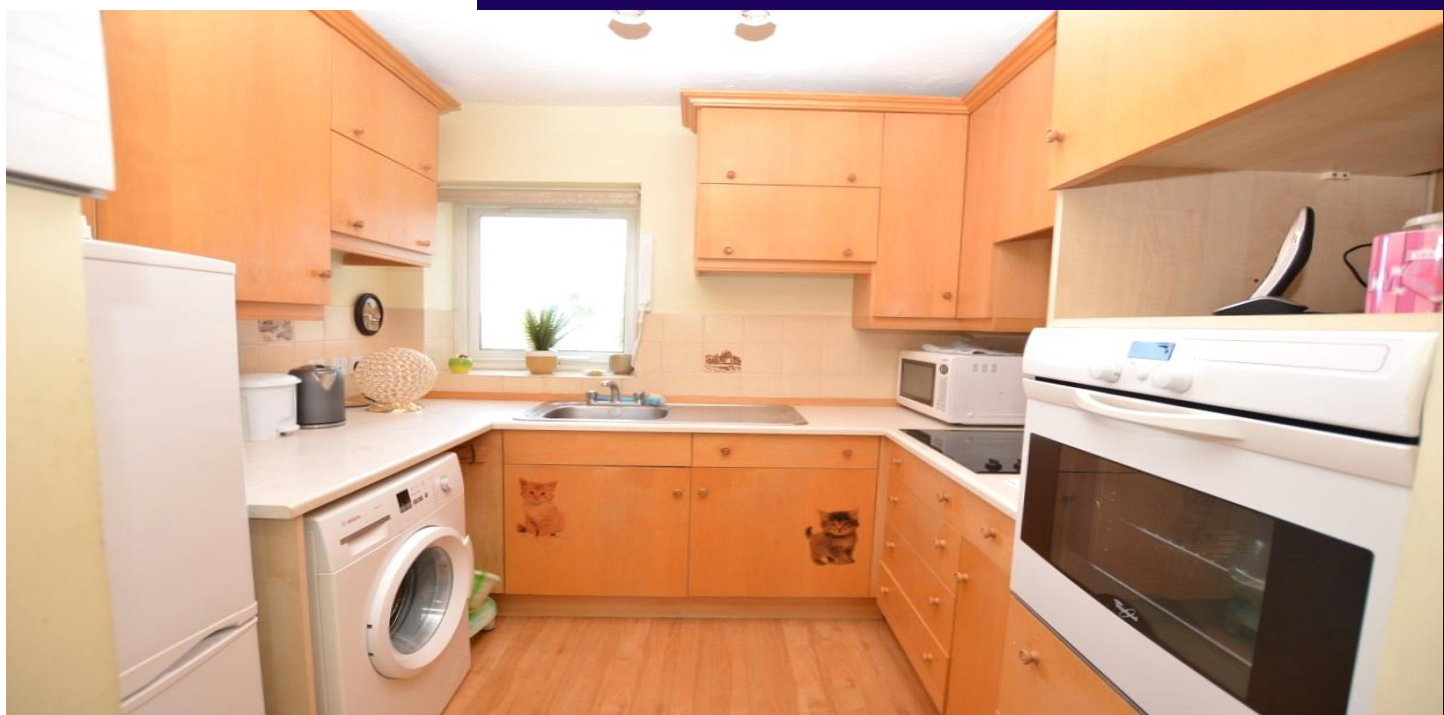
Lift to second floor. Entrance hall with two storage cupboards and airing cupboard.

Shower Room

Shower enclosure, vanity wash hand basin with storage under and mixer tap, low-level WC, heated towel rail, extractor fan and fully tiled walls.

Lounge/Dining Room 20' 3" x 10' 4" (6.17m x 3.15m) into window.

Bright room with double glazed box window to front, open plan to:



Kitchen 7' 10" x 6' 5" (2.39m x 1.95m)
Fitted with a matching range of base and eye level units with inset stainless steel, washing machine, fridge/freezer, electric oven and hob with extractor hood, part tiled walls and double glazed window.

Bedroom 14' 2" x 8' 8" (4.31m x 2.64m)
Double glazed window to front and fitted wardrobes with mirror doors.

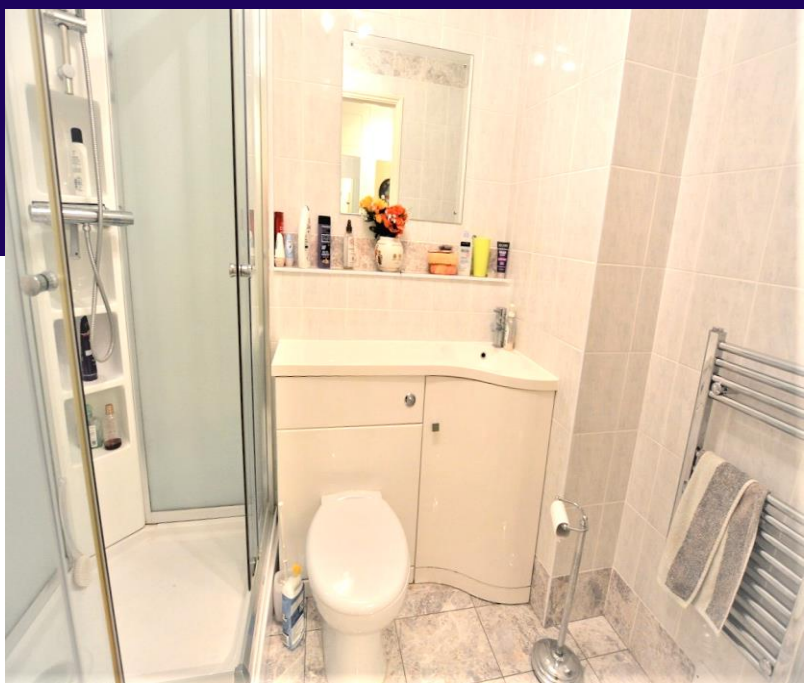
Council Tax
Band C

Lease

Extended to 2177

Service Charge

£678 per quarter for 2022. To be confirmed.

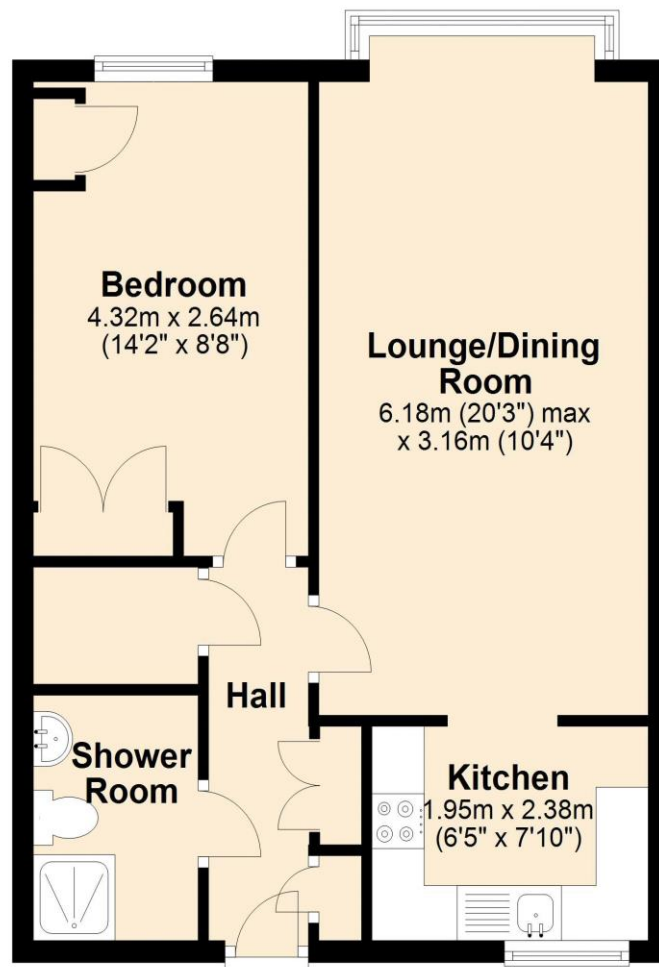


KEY FEATURES:

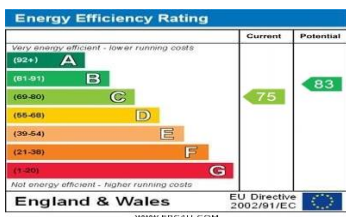
- Lounge/dining room ● Fitted Kitchen ● Spacious bedroom ● Fully tiled Shower room ●
- Lift to all floors ● Attractive Gardens
- Underground Parking ● Extended Lease

Second Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 46.5 sq. metres (500.6 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.