

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Dove Park, Pinner**

**Monthly Rental Of £1,750**

**Key Features include:**

- Two Double Bedrooms
- First Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Communal Gardens
- Single Garage
- Unfurnished

# Property Overview:

Ideally positioned in the heart of Hatch End, this larger than average TWO DOUBLE bedroom first floor apartment is within walking distance to Hatch End's array of sought after eateries, shops and Grimsdyke Primary School.  
UNFURNISHED

## Accommodation:

### Lobby

Fitted carpet, door to:

### Kitchen/Breakfast Room 4.08m (13'5") x 2.98m (9'9") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, integrated dishwasher, electric fan assisted oven, built-in electric hob with extractor hood over, window to front, ceramic tiled flooring, door to:

### Utility Area 9' 2" x 3' 4" (2.79m x 1.02m)

Washing machine and window to rear.

### Lounge/Diner 23' 1" x 11' 0" (7.03m x 3.35m)

Window to front, fitted carpet, and double door to:

### Balcony 20' 0" x 3' 0" (6.09m x 0.91m)

### Inner Hallway

Parquet flooring, door to:

### Bedroom 1 14' 4" x 10' 8" (4.37m x 3.25m)

Window to rear,, range of fitted wardrobes and fitted carpets.

### Bedroom 2 13' 5" x 10' 8" (4.09m x 3.25m)

Window to front, range of fitted wardrobes and fitted carpet.

### Bathroom

Two piece suite comprising vanity wash hand basin with cupboards under and tiled surround and low-level WC with deep panelled bath, vanity wash hand basin with cupboards under with shower above and glass screen and low-level WC, tiled surround, vinyl flooring.

### WC

Low-level WC, tiled splashback, wash hand basin and vinyl flooring.

**Council Tax Band: D EPC Rating: D**



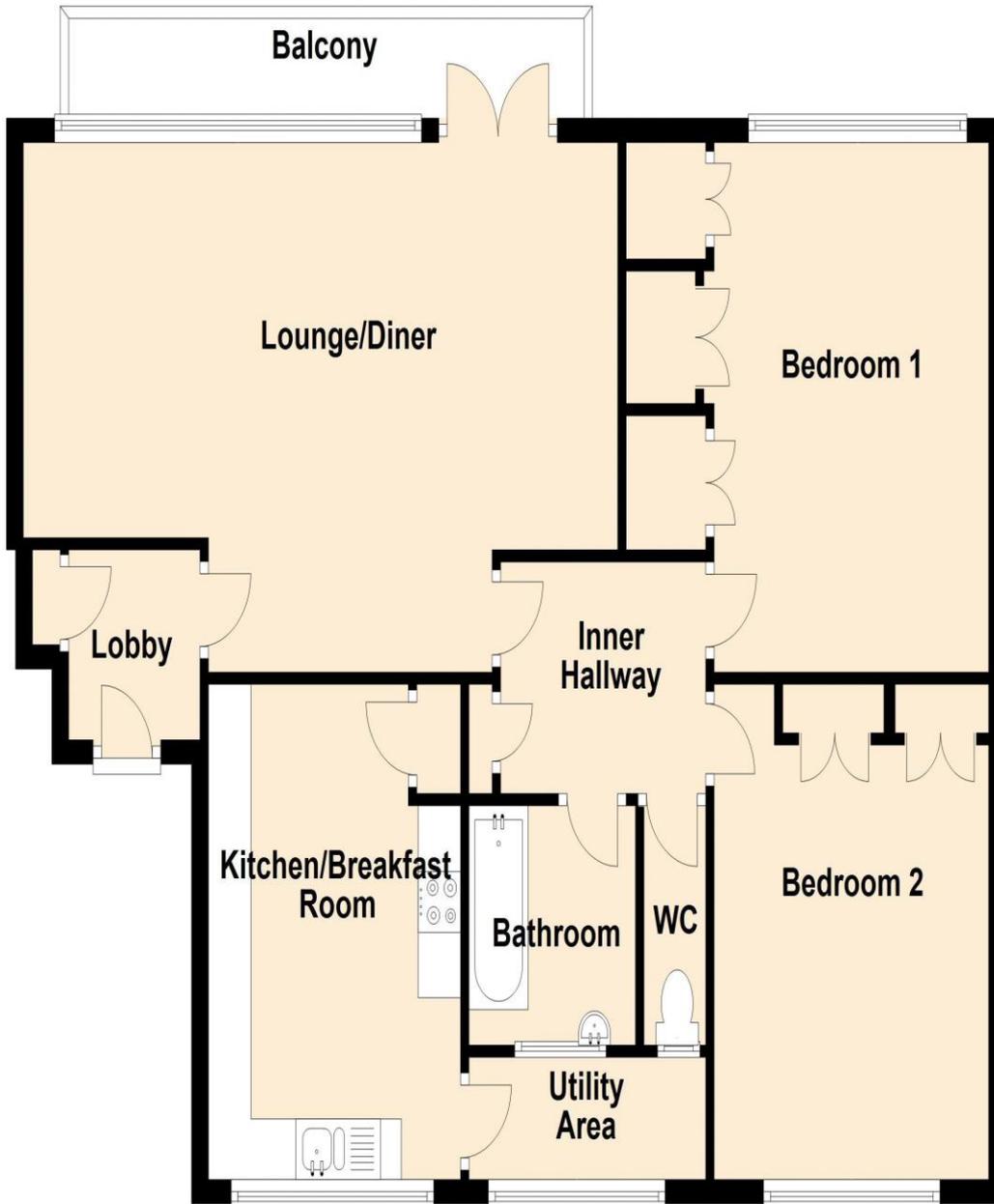


To arrange a viewing call:  
**020 8421 4847**

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# First Floor

Approx. 89.0 sq. metres (958.2 sq. feet)



Total area: approx. 89.0 sq. metres (958.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
England, Scotland & Wales		
		EU Directive 2002/91/EC

**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.**