

# DAVID CHARLES

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## DOVE PARK, HATCH END, MIDDLESEX, HA5 4EE



**PRICE....£319,500....SHARE OF FREEHOLD**

On the fourth floor (with lift) of this popular development, this spacious one bedroom flat (624 sq. ft/58 sq. m) offers naturally light and airy accommodation and is presented in good order throughout. Features include parquet wood flooring and a large living room full of natural light, leading to a private 17' balcony offering far reaching views. The fitted kitchen has integrated appliances and there is a large double bedroom and family bathroom. The property is offered with ample residents parking, a long lease with a share of freehold and low outgoings. It is ideally located within minutes' walk of Hatch End Broadway offering a wide range of amenities.

**020 8866 0222**







## COUNCIL TAX

London Borough of Harrow - Band C - £2,232.06

## LEASE & SERVICE CHARGE

Lease - 969 Years  
Service Charge - £1,661.04 per annum

## LOCAL SCHOOLS

Grimsdyke School - 0.4 Miles (Ofsted Outstanding)  
St Teresa's Catholic Primary School & Nursery - 0.65 Miles  
Hatch End School - 0.58 Miles  
Kingsley High School - 0.84 Miles (Ofsted Outstanding)

## LOCAL TRANSPORT

Hatch End Station (Overground) - 0.1 Miles

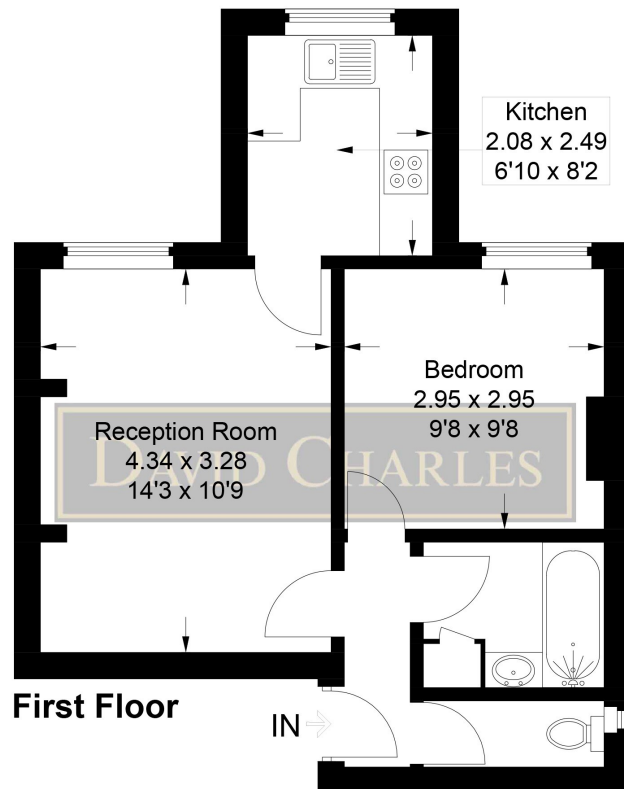


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 48 Cunningham Park

Approximate Gross Internal Area = 37.4 sq m / 402 sq ft



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.

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***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*