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**ROBERTSON
PHILLIPS**
Estate Agents



Nugents Court, Hatch End

£325,000



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Nugents Court

A bright Two Bedroom Ground Floor flat situated in this Art Deco style mansion block within easy reach of local shops, fine dining restaurants and station.

Comprising entrance hall, double aspect lounge, fitted kitchen with access to balcony, two double bedrooms and bathroom/wc. Features include double glazing, gas central heating with combination boiler, ample parking and extended lease.



Entrance Hall

Outer door with entry phone.

Lounge 14' 4" x 13' 9" (4.37m x 4.19m) into bay.
Double glazed windows to front and side.

Kitchen 11' 1" x 8' 4" (3.38m x 2.54m)
Fitted with a matching range of base and eye level units with stainless steel sink,. Wall mounted Vaillant wall mounted combination boiler, fridge, washing machine and electric cooker. Double glazed window and door to balcony.



Bedroom One 14' 9" x 10' 7" (4.49m x 3.22m)
Very spacious double aspect room with double glazed windows.

Bedroom Two 12' 3" x 8' 4" (3.73m x 2.54m)
Double glazed window to front.

Bathroom

Bath with Ideal Standard Trevi Therm thermostatic shower, vanity wash hand basin and low-level WC.
Obscure double glazed window, airing cupboard and fully tiled walls.

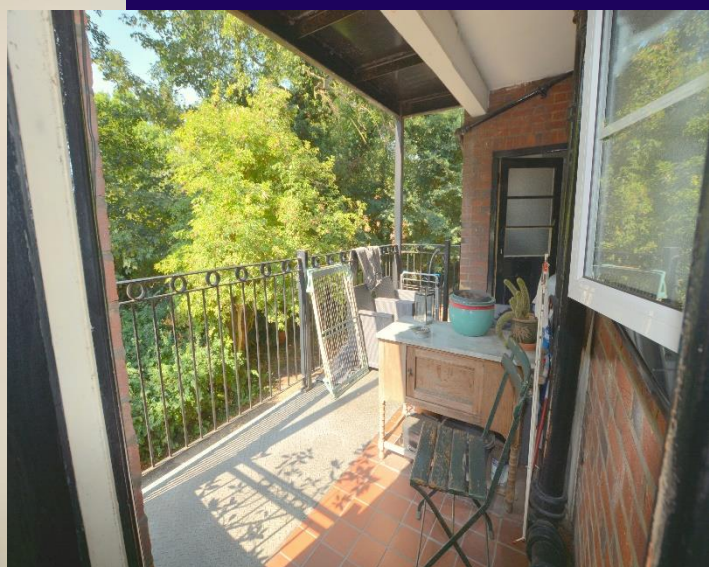
Lease
999 years from 1976

Service Charge
£1,881 for April 2026 to March 2027

Ground Rent
£150 p.a.

Building Insurance, £754.08 for April 2026 to March 2027

Council Tax Band C

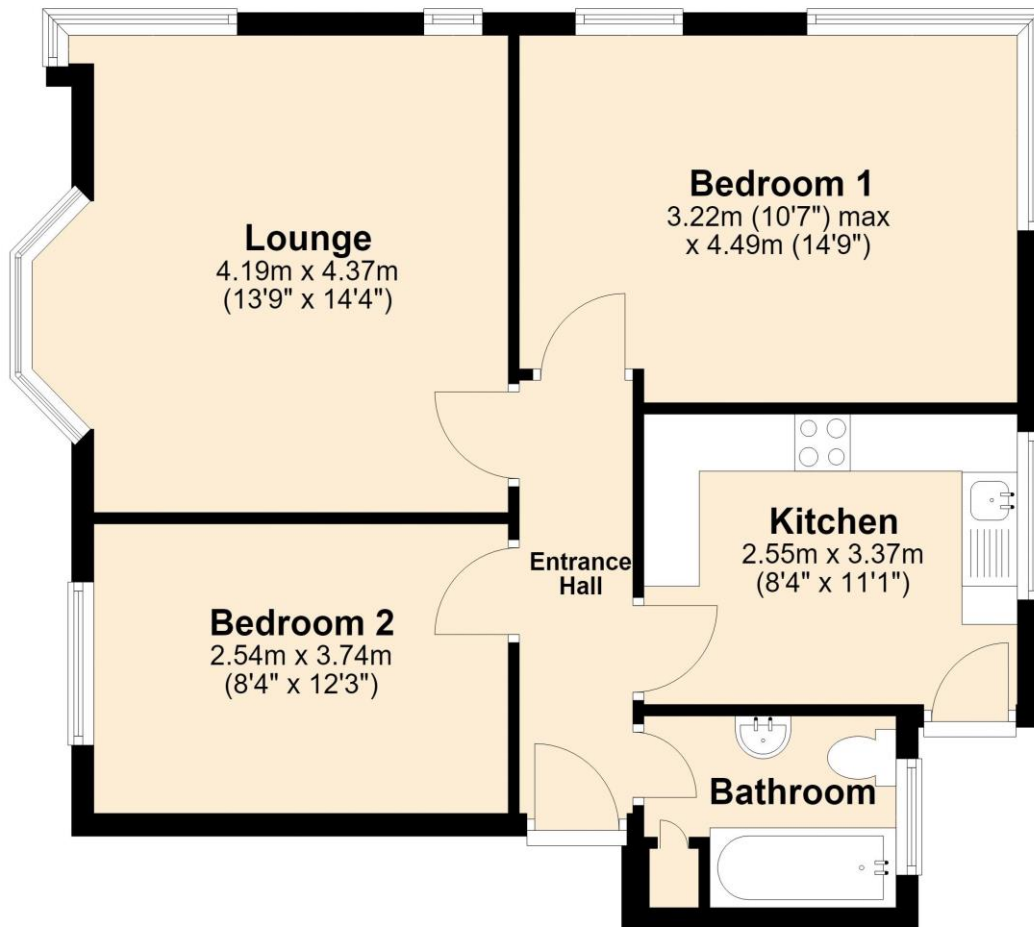


KEY FEATURES:

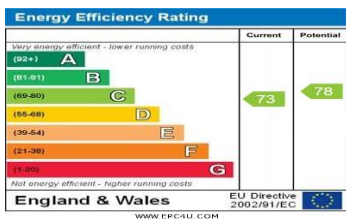
- Two Bedrooms ● Double Aspect Lounge ● Fitted Kitchen ● Bathroom/wc ● Long Lease
- Walk to Station & Shops
- Long Lease ●

Ground Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



Total area: approx. 58.0 sq. metres (624.7 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.