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**ROBERTSON  
PHILLIPS**  
Estate Agents



4 Devonshire Road, Hatch End    £365,000



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Perfectly situated in the heart of Hatch End, this larger than average, **TWO DOUBLE BEDROOM** ground floor apartment has undergone various improvements and is moments from the over ground station, sought after restaurants and Grimsdyke School.

**ACCOMMODATION:** Entrance hall, lounge/dining room, newly fitted kitchen, two double bedrooms with fitted wardrobes and modern bathroom suite with shower attachment above bath.

**BENEFITS** include; D/Glazing, economy 7 electric heating, entry phone system, repainted throughout, off street parking and single garage in nearby block.



Ground Floor

Entrance Hall

Laminate flooring, large storage cupboard and door to:-

Lounge/Diner 19' 9" x 11' 3" (6.02m x 3.43m)

Window to front, blind, curtains and fitted carpet.

Kitchen 8' 5" x 6' 4" (2.56m x 1.93m)

Newly installed range of base and eye level units with worktop space over, under unit lighting, stainless steel sink with single drainer, mixer tap, integrated dishwasher, washing machine, electric fan assisted oven, built-in four ring electric induction hob with extractor hood over, window to front and laminate flooring.

Lobby

Fitted carpet, door to:-



**Master Bedroom** 13' 11" x 10' 3" (4.24m x 3.12m)  
Window to front, fitted wardrobe and curtains.

**Bedroom 2** 14' 2" x 9' 6" (4.31m x 2.89m)  
Window to rear, curtains, fitted carpet and fitted wardrobe.

**Bathroom**  
Modern three piece suite comprising deep panelled bath with shower attachment over, folding glass screen, pedestal wash hand basin, low-level flush WC, tiled surround and vinyl flooring.

#### Outside

Well maintained communal gardens, first come, first serve off street parking and single garage in nearby block.

**Council Tax Band: C**

**EPC Rating: D**

**Tenure: Leasehold – Share of Freehold**

**Service Charge £1000 Per Annum**

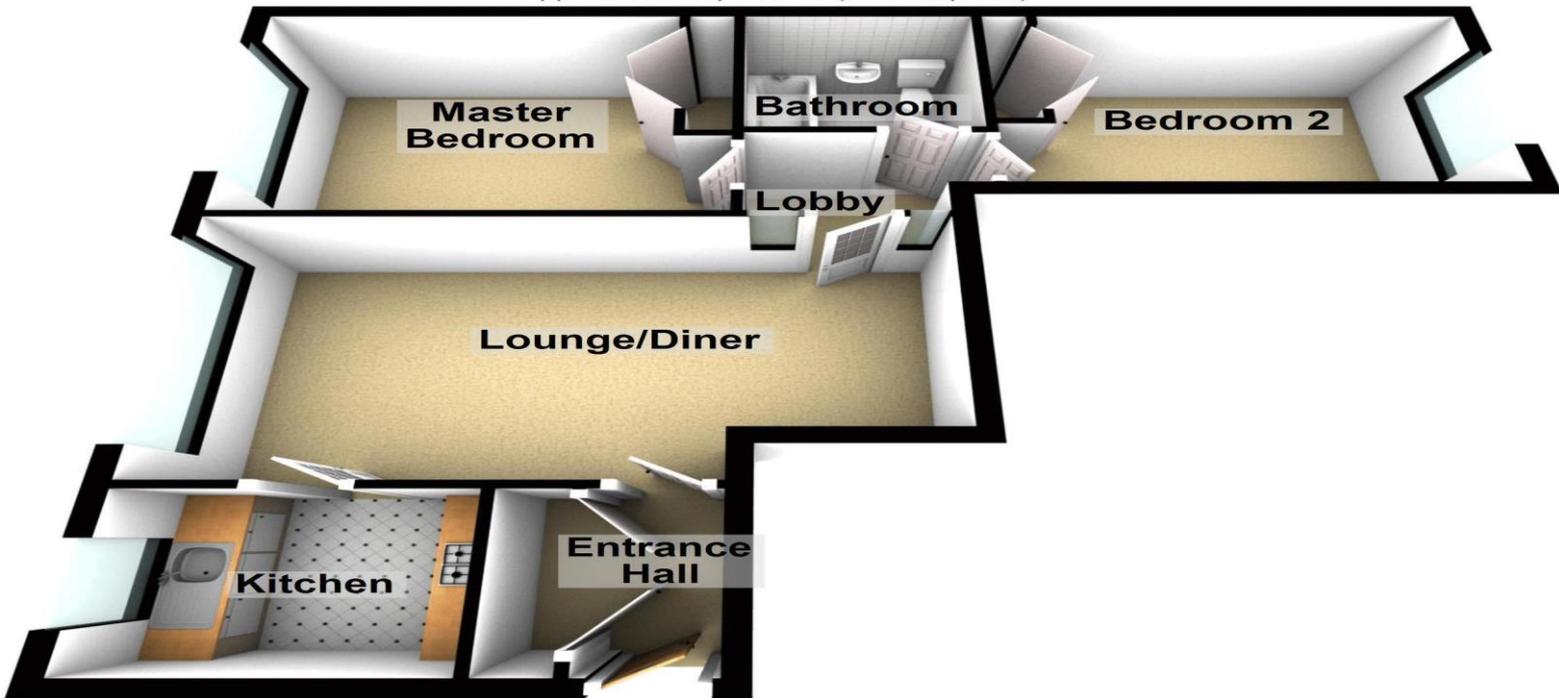


## KEY FEATURES:

- Two Double Bedrooms ● Ground Floor ● Double Glazing ● Economy 7 Heating ●
- New Kitchen ● Entryphone System
- Single Garage ● Unfurnished

### Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



| Energy Efficiency Rating |           | Environmental (CO <sub>2</sub> ) Impact Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | B         | A  | B         |
| B                        | C         | B  | C         |
| C                        | D         | C  | D         |
| D                        | E         | D  | E         |
| E                        | F         | E  | F         |
| F                        | G         | F  | G         |
| G                        |           | G  |           |

Energy Efficiency Rating: Current 61, Potential 81  
 Environmental (CO<sub>2</sub>) Impact Rating: Current 48, Potential 68



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.