

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



The Avenue, Hatch End

£1,675 P.C.M

Key Features include:

- Two Double Bedrooms
- En-Suite Bathroom
- Gas Central Heating
- Double Glazing
- Ground Floor
- Entry Phone System
- Unfurnished

Property Overview:

Positioned in one of Hatch End's most sought after roads within walking to its array of shops, restaurants, Grimsdyke Infant and Junior School along with the overground station, this bright **TWO DOUBLE BEDROOM, TWO BATHROOM** ground floor apartment boasts good size rooms. **UNFURNISHED**

Accommodation:

Entrance hallway

Carpet, door leading to: -

Lounge 5.13m (16'10") x 3.58m (11'9")

A large and bright room with window to rear aspect, carpet and service hatch to kitchen.

Kitchen 3.05m (10') x 2.80m (9'2")

Fitted with a range of high and low level storage units. Appliances include washing machine, fridge freezer and gas oven and hobs.

Master Bedroom 4.00m (13'2") x 2.94m (9'8")

Double room with carpet, fitted wardrobes and door to:-

En-suite Bathroom

En-suite bathroom includes bath with shower above, hand basin and W/C.

Bedroom 2 4.07m (13'4") x 2.65m (8'8")

Double room with carpet and built in storage.

Bathroom

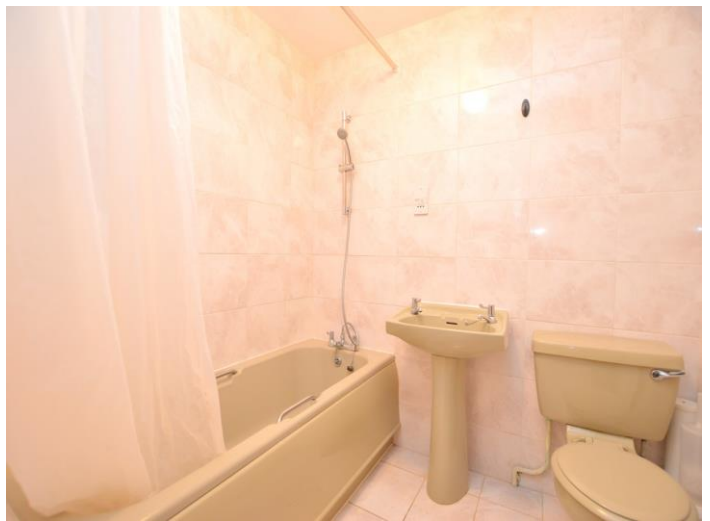
Includes bath with shower above, hand basin and W/C.

Outside

Communal gardens and permit parking.

Council Tax Band: D EPC Rating: D



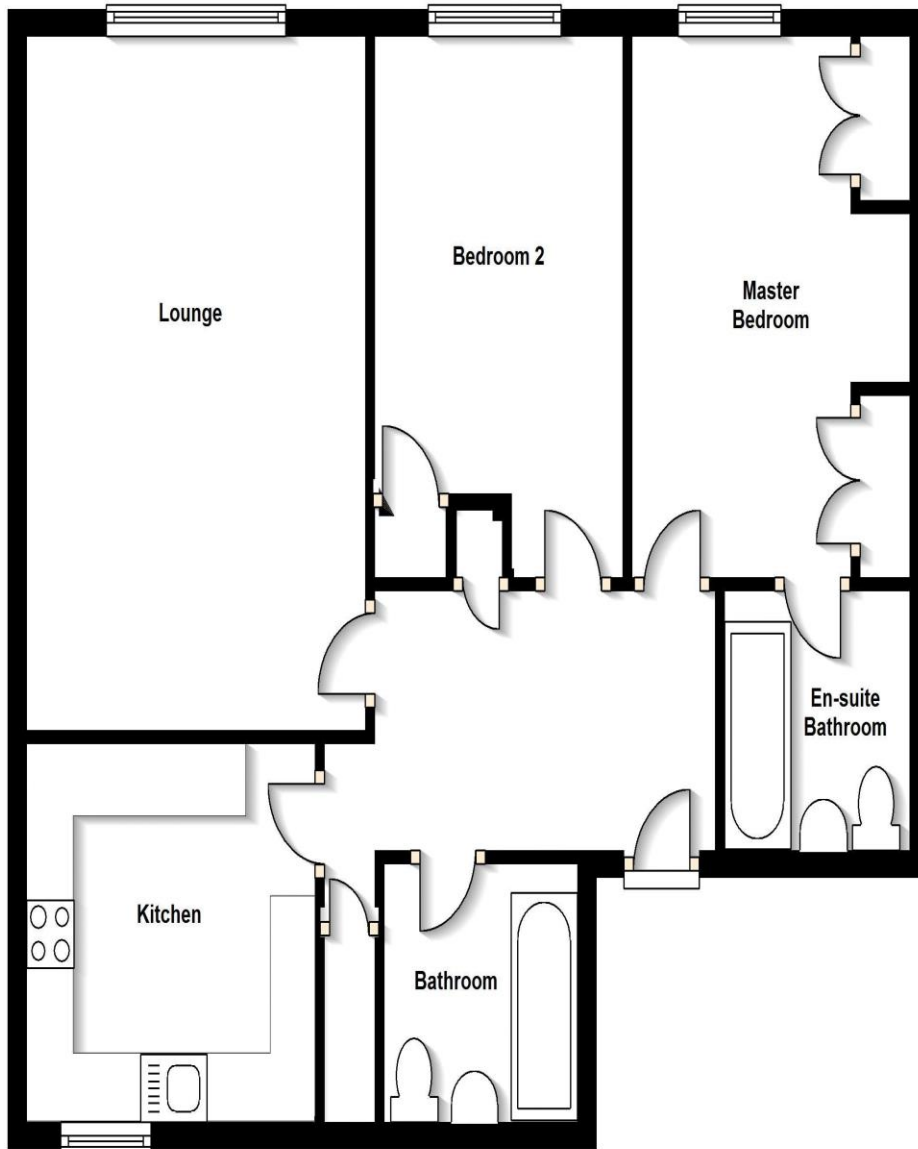


To arrange a viewing call:
020 8421 4847

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Ground Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 sq. feet)



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		60	77
			57
England & Wales	EU Directive 2002/91/EC		England & 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.