

ROBERTSON PHILLIPS  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847



ROBERTSON  
PHILLIPS

Estate Agents



Uxbridge Road, Hatch End

£225,000



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A bright One Bedroom Retirement flat situated in this very sought after development located in the heart of Hatch End which benefits from local shops, restaurants and transport including station and bus services.

Comprising lounge/dining room opening to fitted kitchen, double bedroom and shower room/wc. Features include double glazing, security entry phone system, underground parking, communal lounge, lifts to all floors and delightful gardens. **NO UPPER CHAIN....EXTENDED LEASE.**



#### Hall

Outer door and lift to all floors. Entrance hall with storage cupboard and airing cupboard, door to:

Lounge 17' 8" x 10' 4" (5.38m x 3.15m)

Bright room with double glazed box window to front, opening to:

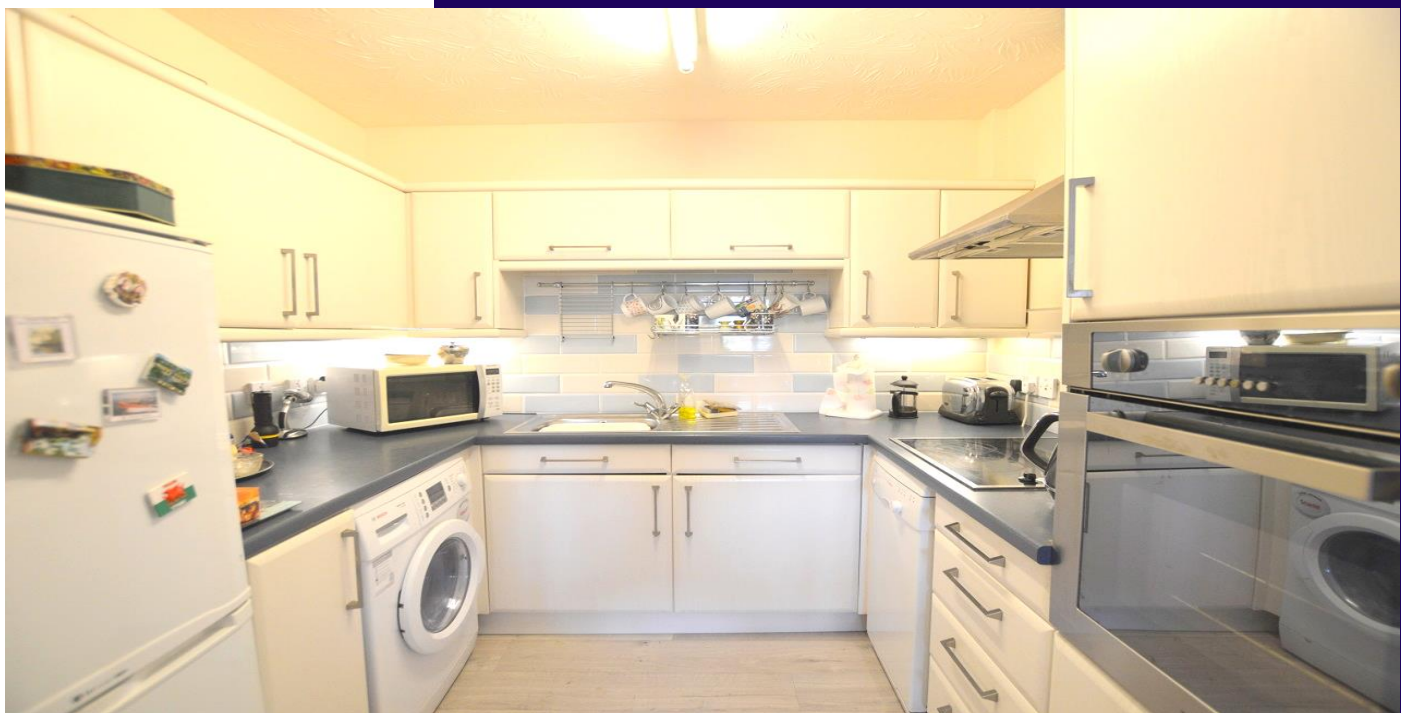
Kitchen 7' 9" x 6' 9" (2.36m x 2.06m)

Fitted units with sink, built in oven, electric hob and extractor. Washing machine, slimline dishwasher and fridge/freezer.

Bedroom 14' 3" x 8' 10" (4.34m x 2.69m)

Double glazed window to front, fitted wardrobe. Shower Room

Walk in shower area with seat, wash hand basin and wc.



**Parking**

Underground parking available.

**Gardens**

Attractive gardens with lawn area, rose bushes and seating.

**Service Charge**

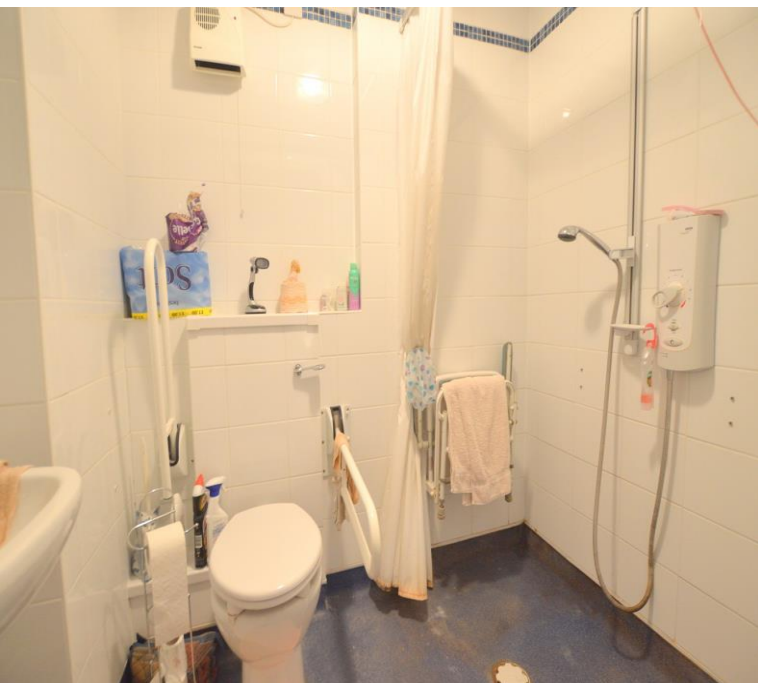
To be confirmed.

**Lease**

Extended. 189 years from July 1988

**Communal Facilities.**

Lifts to all floors, communal lounge, laundry, drying room, resident manager and guest suite.

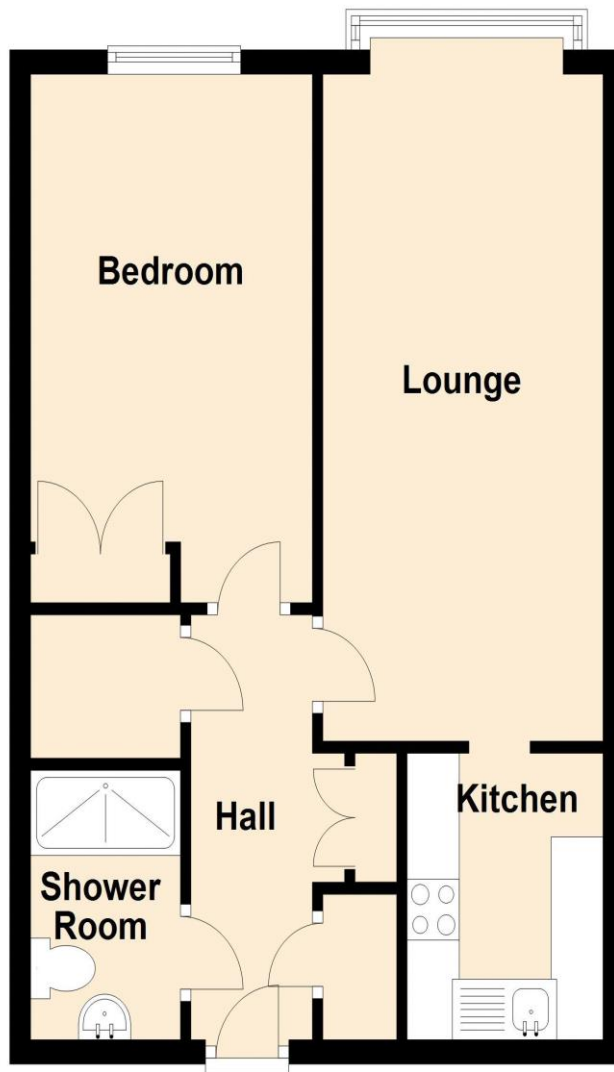


## KEY FEATURES:

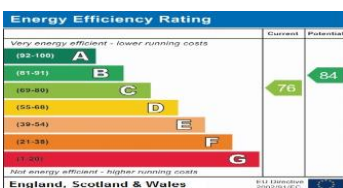
- Double Bedroom
- Spacious Lounge
- Fitted kitchen
- Shower room/wc
- Underground Parking
- Extended Lease
- High Street location
- No Upper Chain

### Second Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 43.9 sq. metres (472.9 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.