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**ROBERTSON
PHILLIPS**
Estate Agents



The Avenue, Hatch End

£325,000



www.robertsonphillips.co.uk



A bright, beautifully decorated One Bedroom Flat in Alden Mead, and situated on this premier road in Hatch End. Local shops, fine dining restaurants, bus routes and station are all within walking distance.

Ideal property for couples, first time buyers or for investment. Comprising entrance hall, spacious lounge with door to balcony, superb newly fitted kitchen with appliances, double bedroom and shower room/wc. The property benefits from double glazing, gas central heating and garage in nearby block.



Entrance Hall

Outer door with entry system and stairs to second floor. Entrance hall with storage cupboard with power socket for tumble dryer, hardwood flooring and double doors to lounge.

Lounge/Dining Room 18' 7" x 12' 7" (5.66m x 3.83m)

Lovely bright room with windows to front and door to balcony. Hard wood flooring and doorway to kitchen.

Balcony



Kitchen 3.13m (10'3") x 2.52m (8'3")

Superb newly fitted high-end kitchen with a matching range of base and eye level units and granite worktops with under counter LED lighting and inset sink. Integrated fridge, freezer, washing machine, dish washer, electric fan assisted oven, microwave/grill, four ring gas hob and extractor hood. Window to side, storage cupboard, hardwood flooring and cupboard housing Vaillant combination boiler.

Bedroom 15' 1" x 12' 7" (4.59m x 3.83m)

Window to front, hardwood flooring, range of full length fitted wardrobes.

Shower Room

With double shower cubicle, vanity wash hand basin with cupboards under and mixer tap, low-level WC, mirrored cabinet, tiled surround and ceramic tiled flooring.

Garage

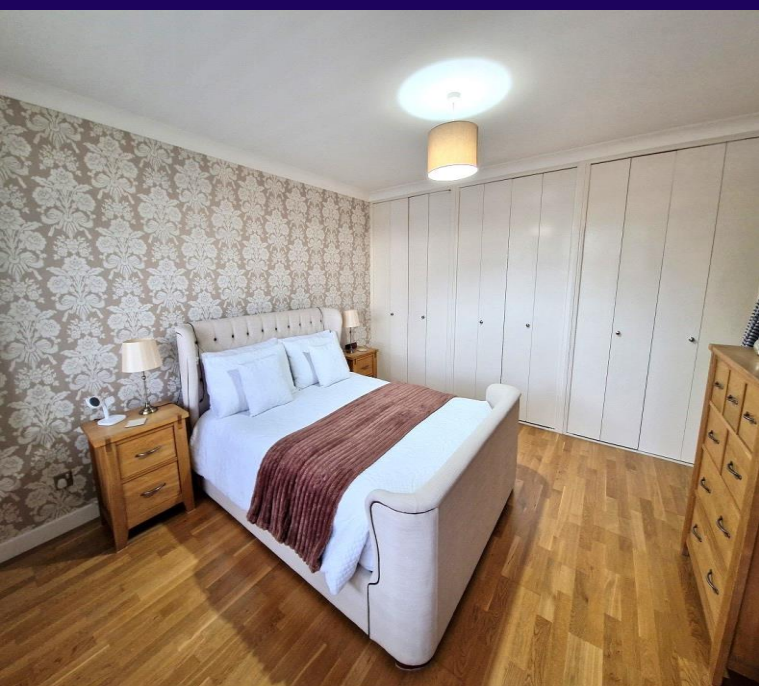
Situated in block to rear. Insulated/well maintained with power and fluorescent lighting.

Service Charge

£1,608 p.a. confirmed January 2026... No ground rent Lease

189 years from 2007

Council Tax Band D

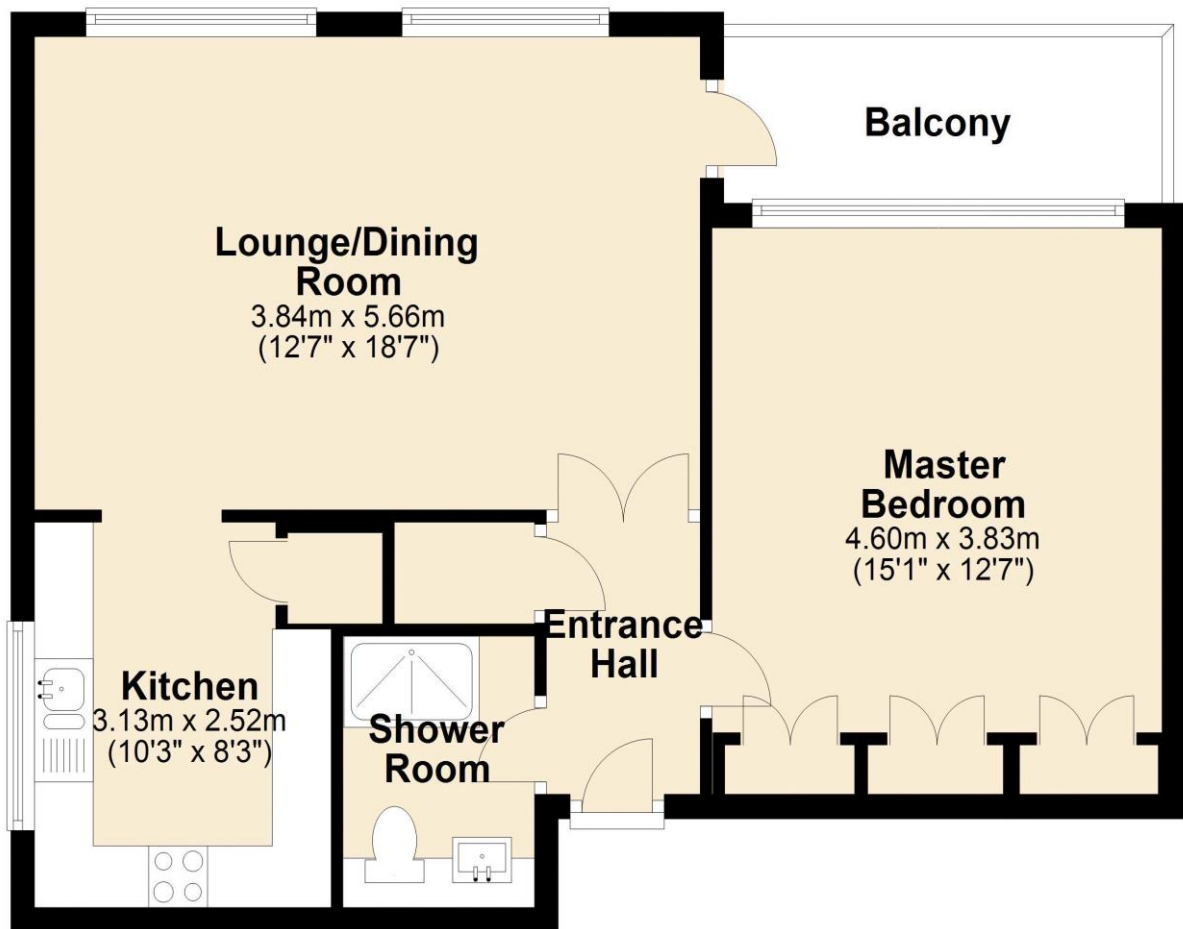


KEY FEATURES:

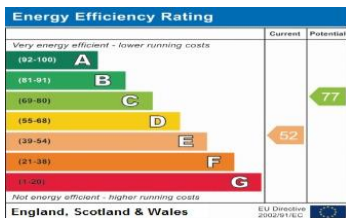
Double Bedroom ● Newly fitted Kitchen ● Bright Lounge ● Balcony ● Shower/wc ●
Close to Station
● Double Glazing ● Garage

Second Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



Total area: approx. 56.8 sq. metres (611.1 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.