

# DAVID CHARLES

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## LUTYENS LODGE, 523 UXBRIDGE ROAD, HATCH END, HA5 4JX



**PRICE....£179,000....LEASEHOLD**

A well presented ground floor one double bedroom retirement apartment (47.1 sq.m/507 sq.ft), which is set in this much sought after development on the corner of Wellington Road and Uxbridge Road. Conveniently located for all the amenities on Hatch End Broadway with its array of shops, restaurants, coffee houses, supermarkets, and Hatch End Overground Train Station. The accommodation has a communal entrance accessed via entry phone system leading to own front door, entrance hall with cloak cupboard and separate airing cupboard, 17'10ft reception room with newly installed day and night blinds, 7'10ft newly fitted modern white high gloss kitchen with newly fitted appliances, 14'4ft double bedroom with a range of built in wardrobes and shower room/WC. Benefits include a long lease of 153 years remaining, EPC grading of C, secure underground residents parking, well maintained communal gardens with seating areas and the use of communal residents lounge, drying room, and guest room.

**020 8866 0222**











## COUNCIL TAX

London Borough of Harrow - Band D - £2,162.80

## LEASE & SERVICE CHARGE

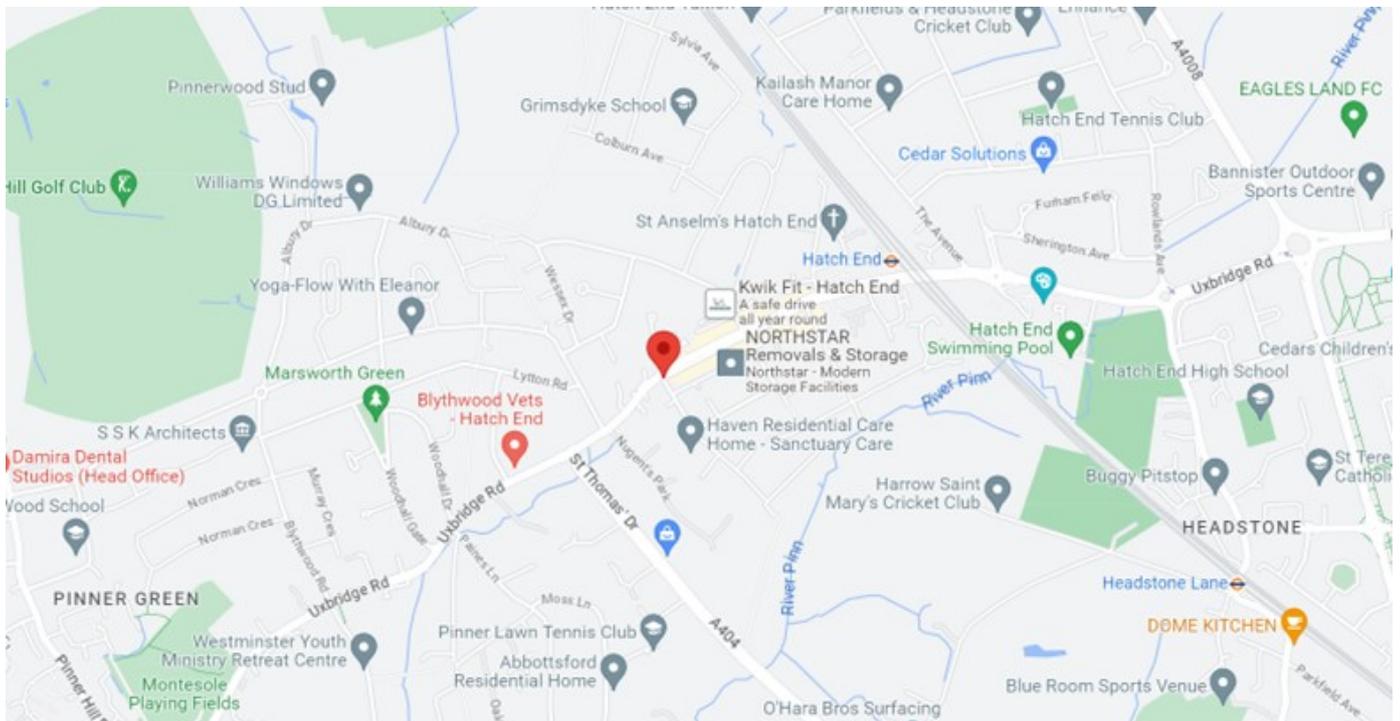
Lease - 151 years remaining  
Service Charge - £900.00 per quarter  
(including Building Insurance, Management Fee & reserve Contribution)

## MEDICAL CENTRES

Hatch End Medical Centre - 0.07 miles  
Elliott Hall Medical Centre - 0.6 miles

## LOCAL TRANSPORT

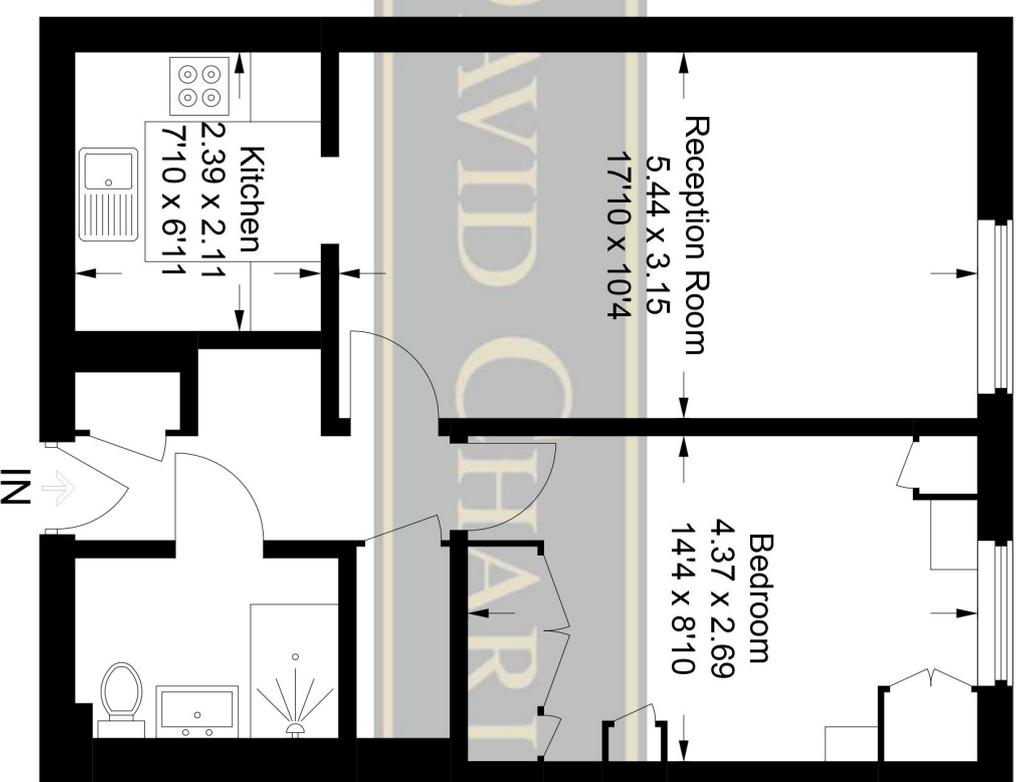
Hatch End Station (Overground) - 0.4 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Lutyens Lodge, 523 Uxbridge Road

Approximate Gross Internal Area  
47.1 sq m / 507 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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