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**ROBERTSON
PHILLIPS**
Estate Agents



7 The Avenue, Hatch End

£465,000



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A bright Two Bedroom, Two Bathroom First floor apartment situated in this modern development located on one of Hatch End's most prestigious roads. Hatch End Broadway is only a moment away which offers a selection of local shops, bars and fine dining restaurants and Hatch End Overground station. Features include videophone entry system, remote control gated access to secure allocated parking, lift to all floors and individual private external storage units. Comprising welcoming entrance hall, lounge/diner, fitted kitchen with appliances, two bedrooms, one with en suite shower and guest bathroom. Gas central heating to radiators, double & triple glazed windows and two parking spaces.

NO UPPER CHAIN.



Entrance Hall

Storage cupboard.

Lounge/Dining Room 6.16m (20'2") max x 3.64m (11'11")

Attractive room with triple glazed window to front.

Kitchen 3.80m (12'6") x 2.30m (7'7")

Window to front. Fitted units with four ring gas hob and canopy extractor, integrated oven, fridge/freezer and dish washer. Wall mounted cupboard housing Worcester combination boiler.

Bedroom One 4.79m (15'9") x 3.38m (11'1")

Window to rear and door to:



En-suite Shower Room

Tiled shower enclosure, vanity wash hand basin, fully tiled walls, low-level WC, heated towel rail and window to side.

Bedroom Two 3.38m (11'1") x 2.59m (8'6")

Window to rear.

Bathroom

Bath, vanity wash hand basin with fully tiled walls and low-level WC, heated towel rail, wall mounted medicine cabinet.

Parking

Two parking spaces.

Service Charge.

6 MONTHS TO December- £1,864.03

Ground Rent - £100p.a.

Lease

125 years from 2010

Council Tax Band: E

EPC Rating: B

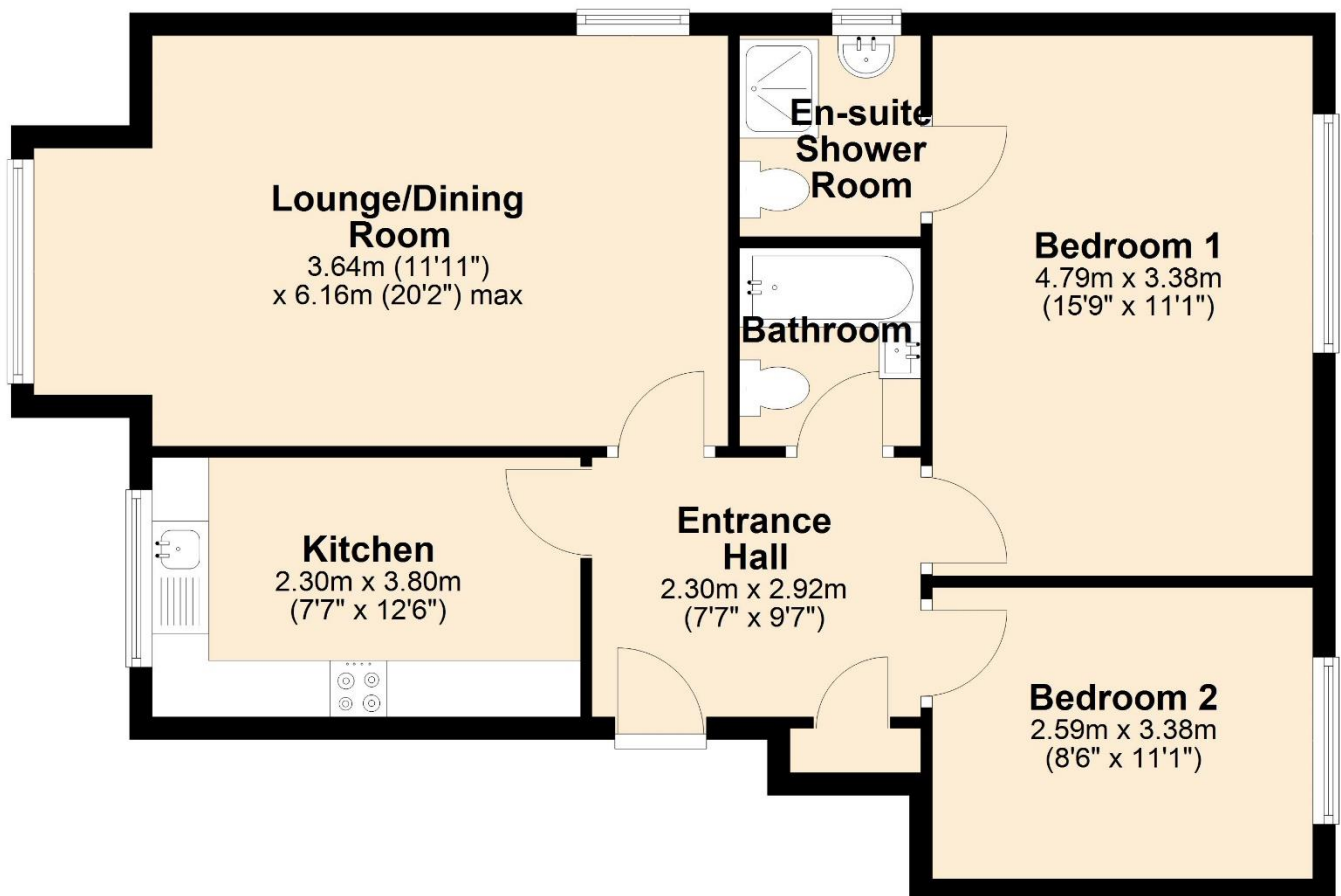


KEY FEATURES:

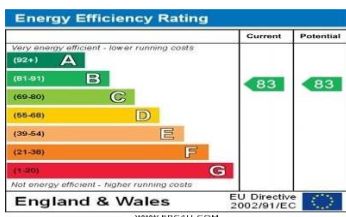
Two Double Bedrooms • Triple Glazing • En-suite Shower Room • Spacious Lounge/diner • Fitted kitchen • Bathroom/wc • No Upper Chain • Two parking spaces

First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 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.