

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

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Dove Park, Hatch End

£385,000



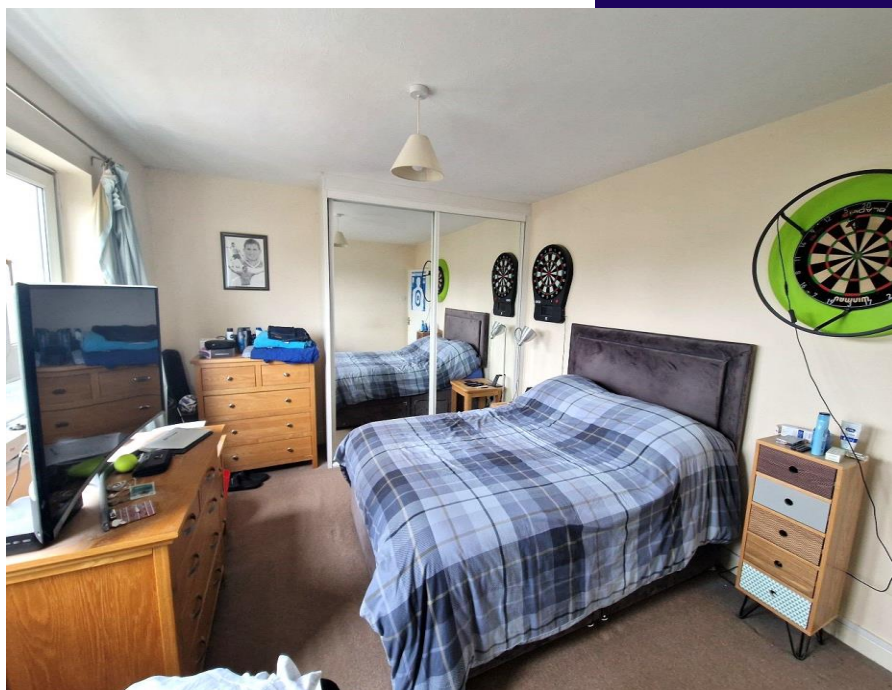
www.robertsonphillips.co.uk



A very spacious and bright Three Bedroom Fourth Floor Apartment situated in this sought after development and located close to local shops, restaurants and station.

Comprising lounge/dining room with balcony, kitchen/breakfast room, two double bedrooms, one single bedroom, bathroom/wc and separate WC. Features include gas central heating, double glazing, garage in nearby block and share of freehold. Ideal first time buy or rental investment.

No Upper Chain.



Entrance Lobby

Door to:

Lounge/Dining Room 22' 4" x 13' 7" (6.80m x 4.14m)

Double doors to balcony. Door to:

Kitchen/Breakfast Room 10' 8" x 10' 5" (3.25m x 3.17m)

Fitted units with integral double oven, gas hob and extractor.

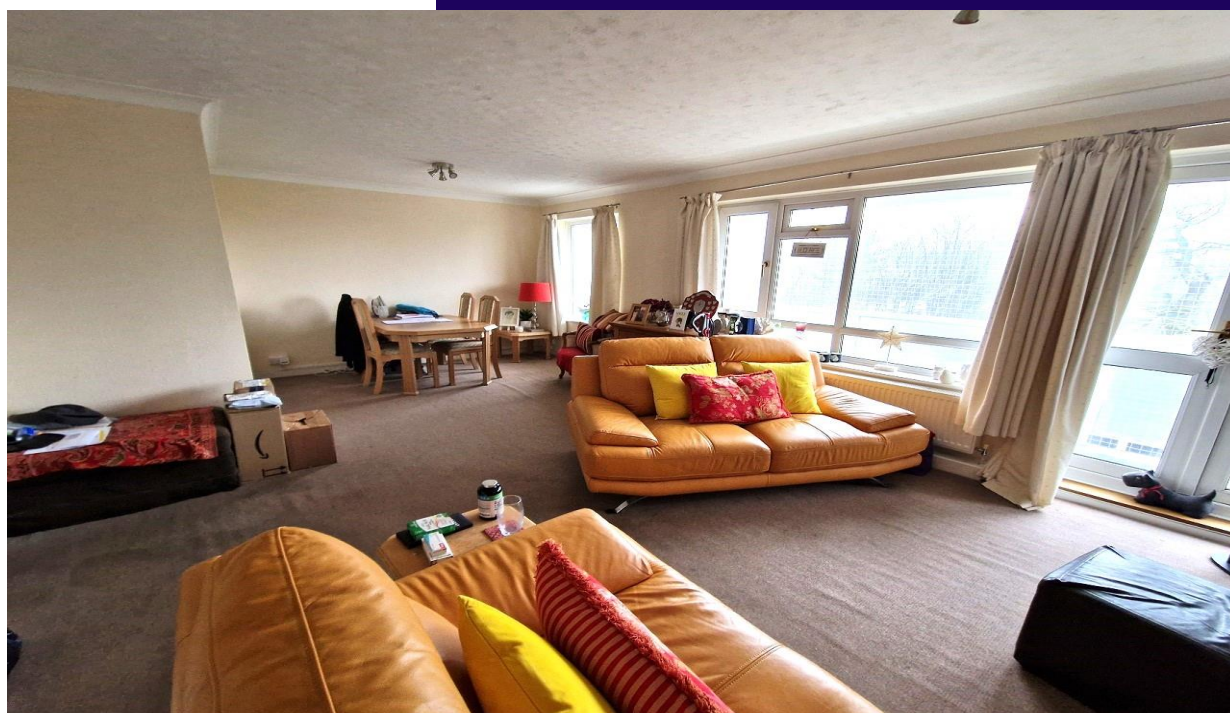
Bedroom One 13' 11" x 10' 11" (4.24m x 3.32m)

Fitted wardrobes.

Bedroom Two 12' 1" x 10' 9" (3.68m x 3.27m)

Fitted wardrobes.

Bedroom Three 10' 4" x 6' 8" (3.15m x 2.03m)



Bathroom

Bath with electric shower, pedestal wash hand basin.

Separate WC

Low level wc and wall mounted wash hand basin.

Garage in nearby block.

Lease

999 years from September 1996. Plus Share of Freehold.

Service Charge

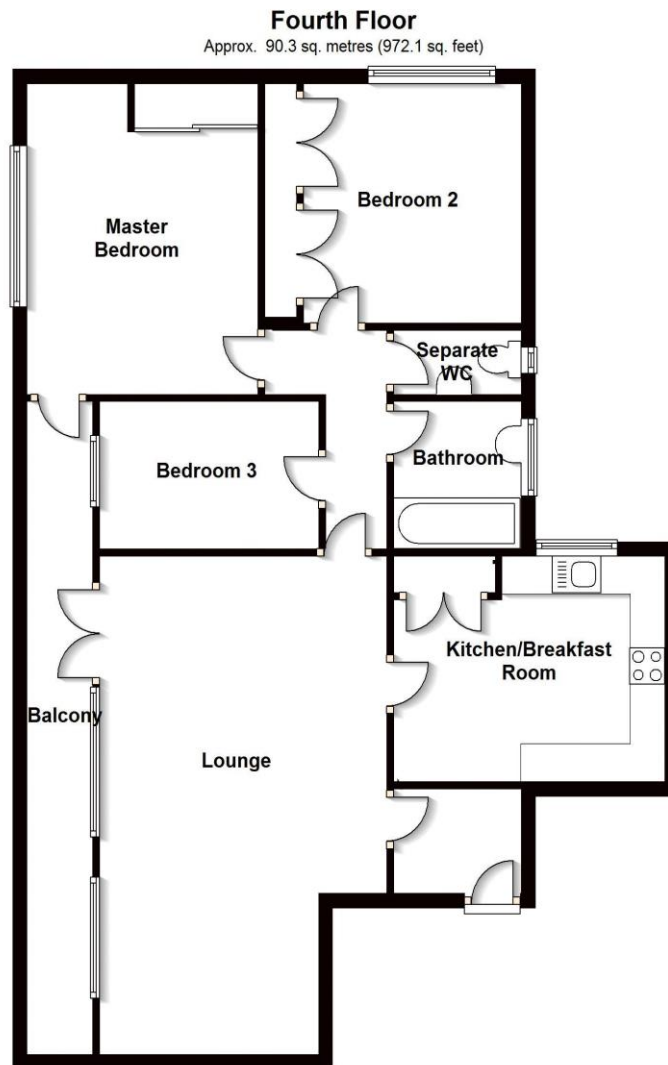
£2,445.30 p.a. 2026

Council Tax Band E



KEY FEATURES:

- Three Bedrooms • Lounge/dining room • Balcony • Kitchen • Bathroom/separate wc •
- Garage in block
- Share of Freehold • No Upper Chain



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Current	Potential	
81	81	



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.