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**ROBERTSON
PHILLIPS**
Estate Agents



Tilbury Close, Hatch End

£319,950



www.robertsonphillips.co.uk



Greyholme Court

Rarely available, built in 2006, this spacious and bright Three Bedroom, Two Bathroom second floor apartment, facing the back of the building, is situated in a prime location on Hatch End Broadway. Located within easy reach of local shops, restaurants and transport, including station.

Comprising entrance hall with utility cupboard, lounge with balcony, open plan fitted kitchen with appliances, three bedrooms, bedroom one with en suite shower room, plus guest shower room. Features include lift to all floors, double glazing, entry phone system, gas central heating and parking space. There is No Upper Chain.



Hallway 5.93m (19'5") x 2.91m (9'6")

Utility cupboard with sensor light, plumbed for washing machine, space for large fridge/freezer, fitted cupboards housing oven.

Lounge/Dining Room 17' 1" x 15' 7" (5.20m x 4.75m)

Very generous room with double glazed window and door to:

Balcony 14' 5" x 3' 6" (4.39m x 1.07m)

Kitchen 7' 9" x 6' 5" (2.36m x 1.95m)

Fitted kitchen with stylish Quartz back lit splash panels, inset sink, electric hob, integrated dish washer and cupboard housing Combination boiler.



Bedroom One 21' 4" x 9' 9" (6.50m x 2.97m)
Double glazed window, built in wardrobe
cupboards and door to:

En-suite Shower Room 2.57m (8'5") max x 1.71m
(5'7")
With tiled shower enclosure, pedestal wash hand
basin, fully tiled walls, shaver point, low-level WC,
heated towel rail, wall mounted mirror and cabinet.

Bedroom Two 9' 9" x 9' 0" (2.97m x 2.74m)
Double glazed window and fitted wardrobe.

Bedroom Three 8' 4" x 8' 3" (2.54m x 2.51m)
Double glazed window, fitted wardrobe, wall
mounted shelving and desk.

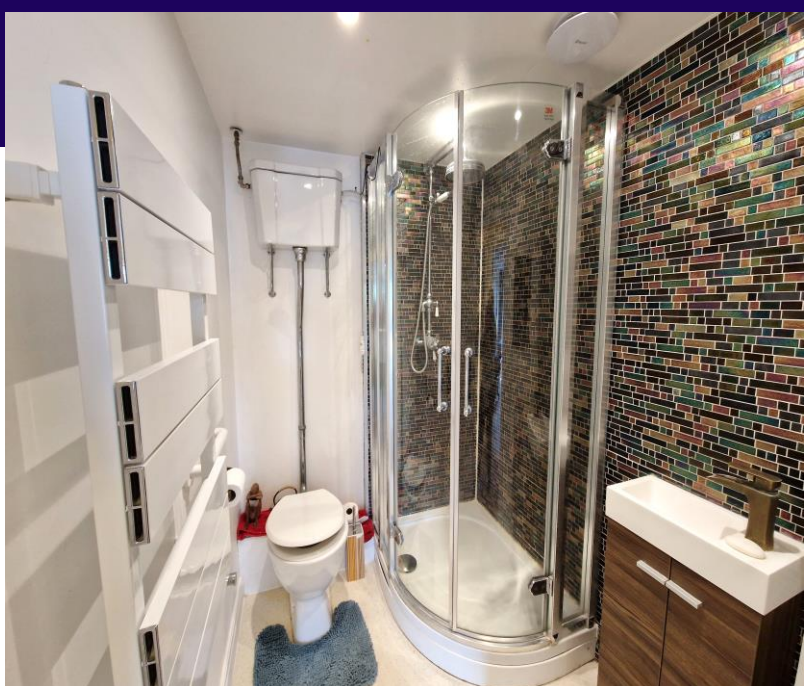
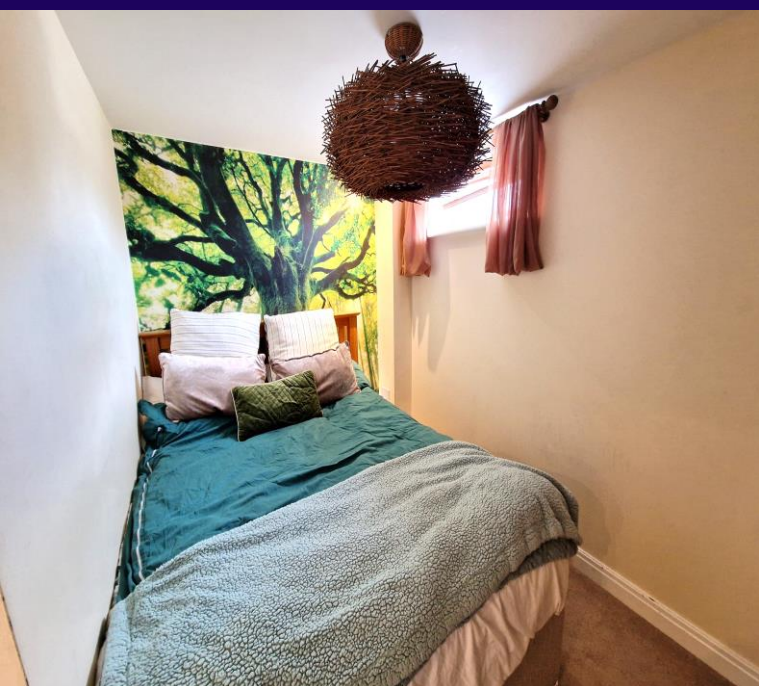
Shower Room 1.93m (6'4") x 1.77m (5'10")
With tiled shower enclosure, vanity wash hand basin, half
ceramic tiled walls, shaver point, high-level flush WC and
heated towel rail. Light sensor.

Parking
Space number 7 via secure gated parking space to rear of
building.

Service Charge
£1,657.24 for 6 months including building insurance.
Lease
125 years from December 2006
Ground Rent

£295 p.a.

Council Tax Band: E
EPC Rating: B
Tenure: Leasehold

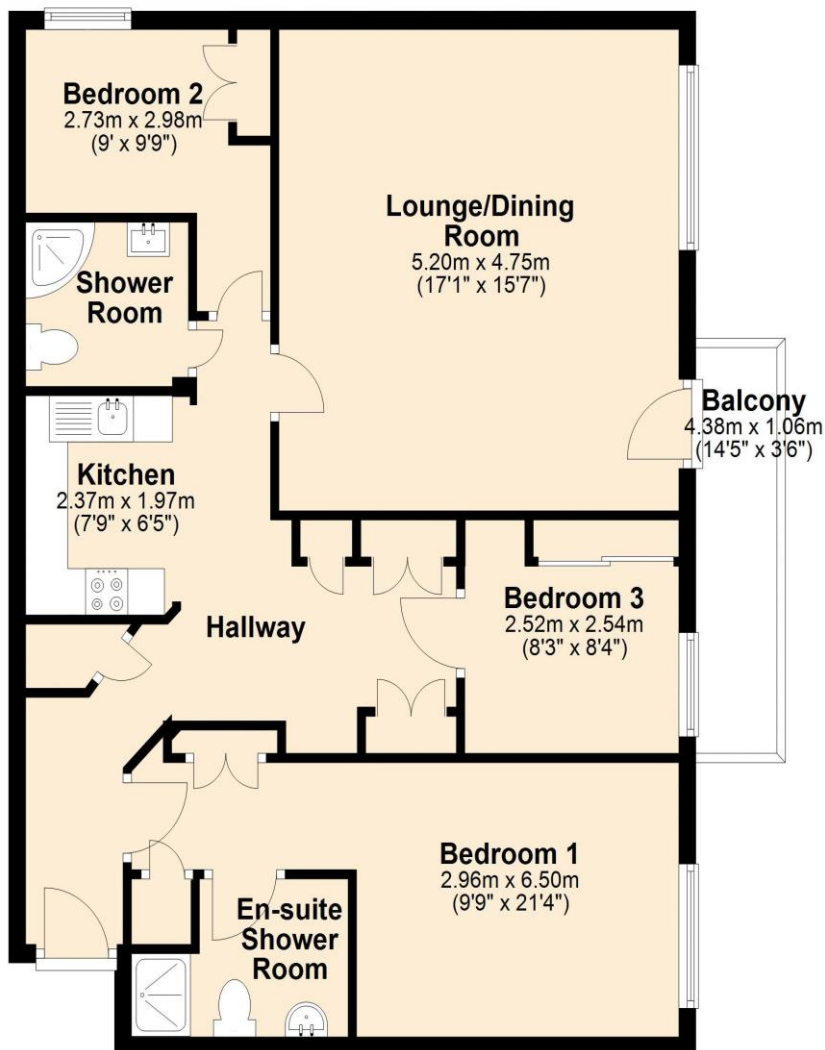


KEY FEATURES:

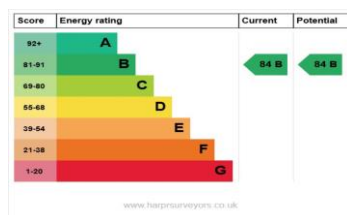
Three Bedrooms • Double Glazing • Spacious Lounge/diner • En suite shower • Fitted Kitchen • Second shower room
• High Street location • No Upper Chain

Second Floor

Approx. 83.1 sq. metres (895.0 sq. feet)
(excluding Balcony)



Total area: approx. 83.1 sq. metres (895.0 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.