

LEASEHOLD - SHARE OF  
FREEHOLD



Maisonette

# ROYSTON GROVE HATCH END HA5 4HD

## £559,950

FEATURES



# 3 Bedroom Maisonette located in Hatch End

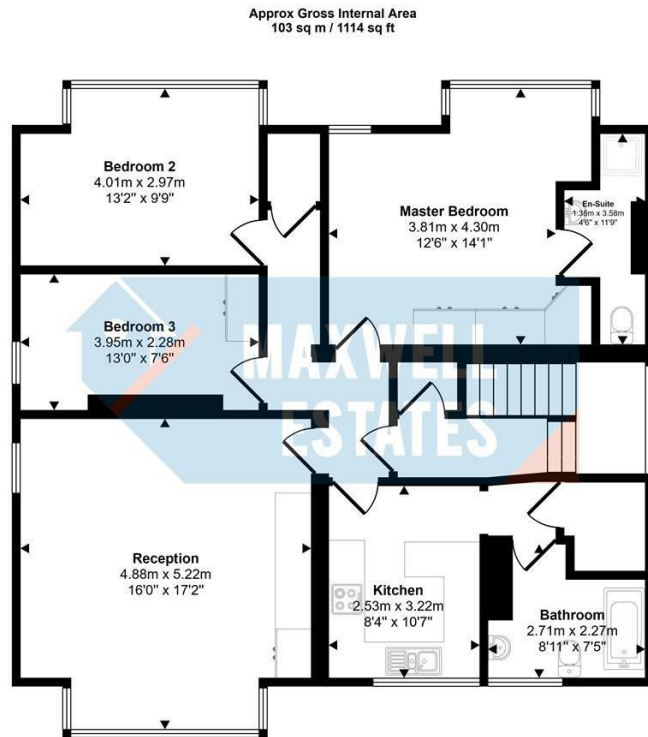
Maxwell Estates are delighted to bring to the market this 2nd floor, spacious three-bedroom maisonette. Situated in the highly desirable Hatch End area. It offers generous living accommodation, excellent natural light and access to a large well-maintained communal garden, making it ideal for families, professionals or investors.

The home features three bedrooms, with the master bedroom including an en-suite, as well as a family bathroom, bright and spacious reception room and a kitchen.

Externally, the property benefits from off-street parking, along with access to a large shared garden.

Royston Grove is perfectly positioned within walking distance of Hatch End High Street, which offers a wide selection of boutique shops, restaurants, cafés and everyday amenities. The area is also highly regarded for excellent local schooling.

For commuters, Hatch End railway station is approximately 0.4 miles away, providing London Overground services with direct routes into London Euston in around 20 minutes, while the Metropolitan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band

E

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

