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**ROBERTSON
PHILLIPS**
Estate Agents



Littlecote Place, Hatch End

£425,000



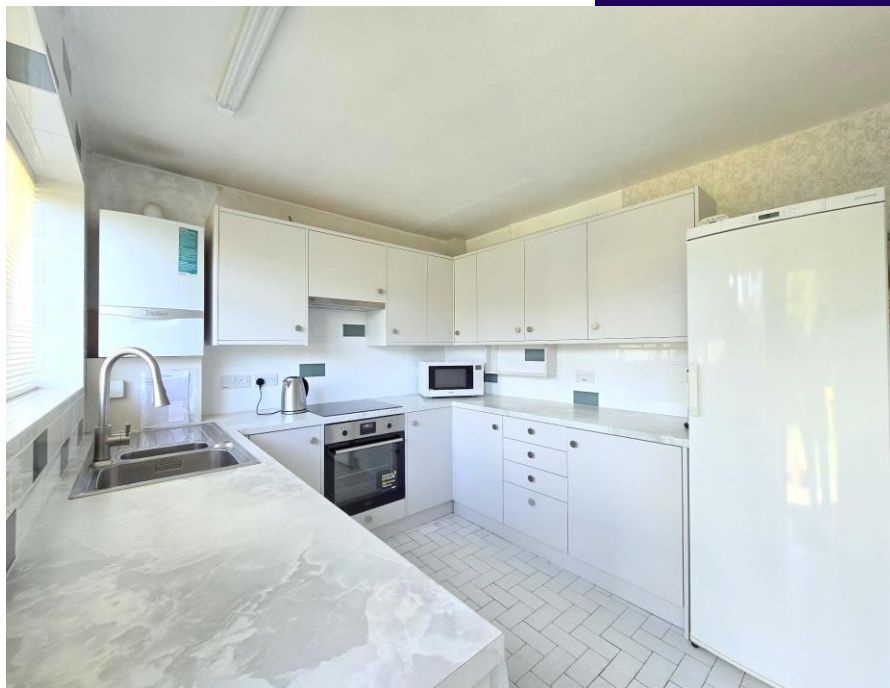
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A bright Ground Floor, Two-Bedroom Maisonette situated in the heart of Hatch End with its selection of shops, restaurants, ample doctor's surgeries and dentists, bus routes and station.

The property comprises spacious lounge with doors to garden, fitted kitchen with appliances, two good sized bedrooms, shower room/wc and separate w.c. Features include gas central heating with combination boiler, double glazing, garage in nearby block and attractive sunny garden.

There is a good lease and No Upper Chain.



Porch

Leading to front door.

Entrance Hall

Deep under stairs cupboard plus two smaller storage cupboards.

Lounge/Diner 15' 9" x 12' 10" (4.80m x 3.91m)

Double glazed sliding doors to garden, fireplace.

Kitchen 12' 9" x 8' 8" (3.88m x 2.64m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, wall mounted combination boiler, large fridge/freezer, integrated washing machine and dishwasher. Small freezer,



oven, induction electric hob with extractor hood, double glazed window and door to garden.

Bedroom One 12' 10" x 12' 5" (3.91m x 3.78m)
Double glazed window to front, range of built in mirror door wardrobes.

Bedroom Two 10' 0" x 8' 10" (3.05m x 2.69m)
Double glazed window to front.

Shower Room 2.29m (7'6") x 1.98m (6'6")
With tiled shower enclosure, vanity wash hand basin with cupboards under, low-level WC, heated towel rail, fully tiled walls and obscure double glazed window to side.

Separate WC 2.29m (7'6") x 0.84m (2'9")
Obscure double glazed window to side, wall mounted wash hand basin, half tiled walls and low-level WC.

Garage

Situated in nearby block. 3rd from left.

Garden

Secluded sunny garden with patio, lawn, garden shed, water tap and side access.

Lease

Approx 115 years.

Ground Rent

£17.25 p.a. - 8/7/2026

No service charge.

Council Tax Band D

EPC Rating C

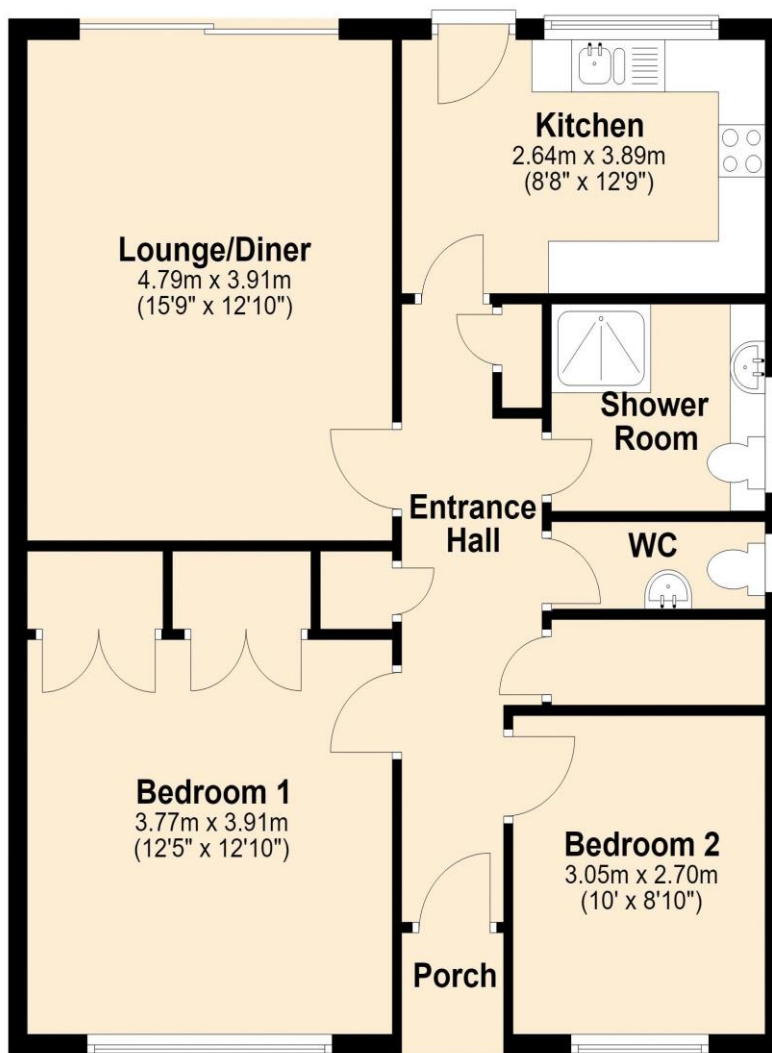


KEY FEATURES:

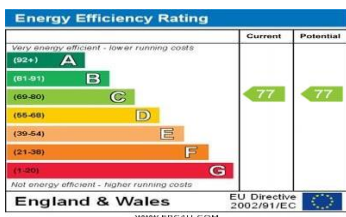
- Two Double Bedrooms ● Double Glazing ● Fitted Kitchen ● Spacious Lounge/diner ●
- Shower room/wc and additional separate wc ● Garage in nearby block
- Attractive Garden ● No Upper Chain

Ground Floor

Approx. 75.1 sq. metres (808.7 sq. feet)



Total area: approx. 75.1 sq. metres (808.7 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.