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**ROBERTSON  
PHILLIPS**  
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Dove Park, Hatch End

£425,000



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This extremely well presented, rarely available **THREE BEDROOM** sixth floor apartment boasts stunning views and is located within moments of Hatch End Broadway with its array of shops, restaurants and over ground station. Comprising entrance hall, large lounge/dining room with access to balcony, modern kitchen/breakfast room (with appliances including dishwasher), master bedroom, bedroom two (with range of fitted wardrobes), good size single third bedroom, modern bathroom suite and separate shower room with shower cubicle only. **BENEFITS** include; Electric heating, D/Glazing, entry phone system, permit parking, communal gardens and lifts to all floors. **BEING SOLD WITH NO UPPER CHAIN, CURRENTLY RECEIVING £1,950,00 PCM RENTAL INCOME.**



#### Ground Floor

Entrance Hall

Door to:

Lounge/Dining Room 30' 0" x 13' 5" (9.14m x 4.09m) Two windows to side, fitted carpet, curtains and double doors to balcony.

Balcony 29' 8" x 3' 4" (9.04m x 1.02m)

Window to side.

Kitchen/Breakfast Room 12' 9" x 9' 5" (3.88m x 2.87m) Fitted with a matching base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, integrated fridge/freezer, slimline dishwasher, Bosch washing machine and separate tumble dryer, electric fan assisted oven, electric grill, four ring electric ceramic glass top hob with pull out extractor hood over, window to rear and ceramic tiled flooring.



**Master Bedroom** 13' 1" x 10' 8" (3.98m x 3.25m)  
Window to side, curtains, carpet, door to balcony and range of fitted wardrobes.

**Bedroom 2** 12' 3" x 10' 7" (3.73m x 3.22m)  
Window to rear, curtains, carpet and range of fitted wardrobes.

**Bedroom 3** 10' 4" x 6' 11" (3.15m x 2.11m)  
Fitted carpet and curtains.

#### **Bathroom**

Fitted with three piece suite comprising deep panelled bath with glass screen, pedestal wash hand basin, low-level flush WC, window to side and ceramic tiled flooring.

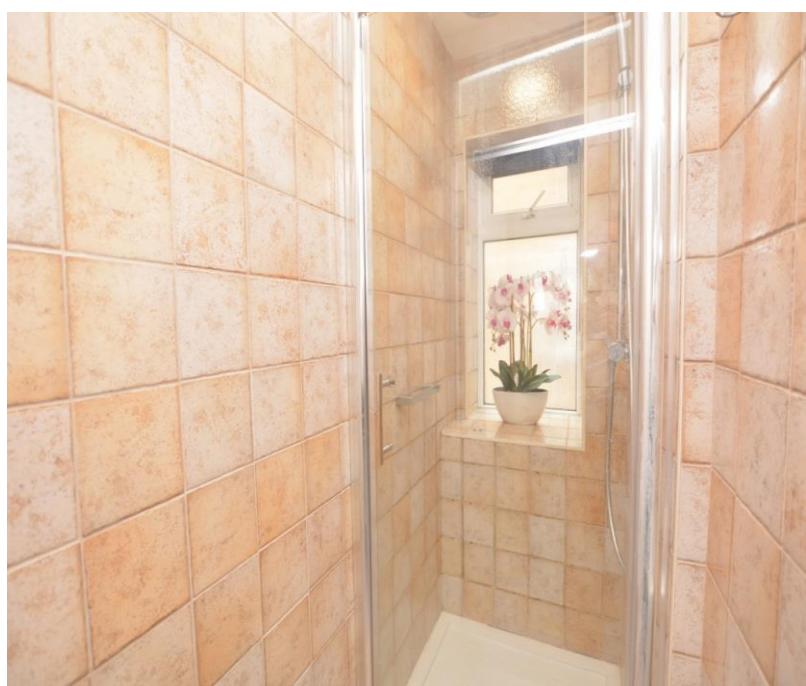
#### **Shower Room**

With shower cubicle and window to side.

**Council Tax Band: D**

**EPC Rating: D**

**Tenure: Share of Freehold**

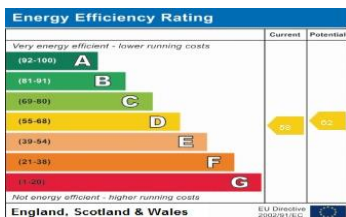
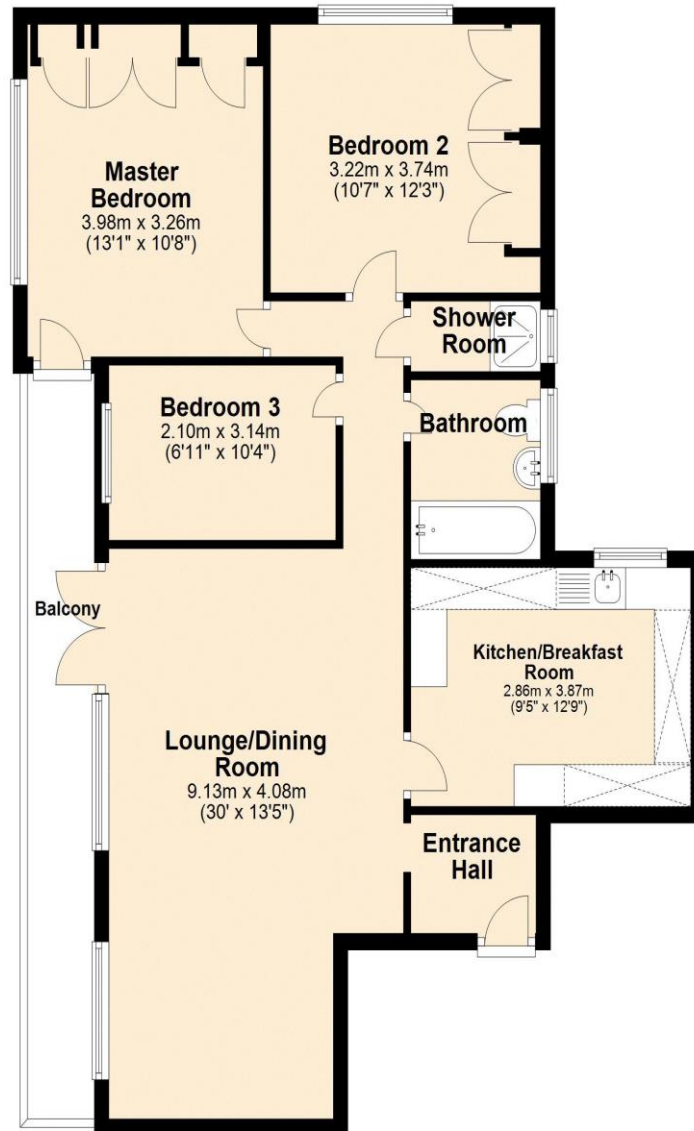


## KEY FEATURES:

- Three Bedrooms ● Additional Shower Room ● Sixth Floor ● Electric Heating ●
- Double Glazing ● Entryphone System
- Lifts To All Floors ● Communal Gardens

### Sixth Floor

Approx. 82.3 sq. metres (886.3 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.