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**ROBERTSON  
PHILLIPS**  
Estate Agents



Uxbridge Road, Hatch End

£230,000



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**OFFERS CONSIDERED...**One Bedroom First Floor Retirement Flat situated in this sought after development. Lutyens Lodge is located in the heart of Hatch End. Local shops, fine dining restaurants and transport including station and bus services are all within walking distance. Comprising lounge/dining room, fitted kitchen with appliances, double bedroom and shower room/WC. Features include double glazing, electric blind, fitted wardrobes, security entry phone system, underground parking and communal lounge and extended lease.



#### Entrance Hall

Outer door and lift to all floors. Door to entrance hall with airing cupboard and storage cupboard housing fuse box.

Lounge/Diner 19' 5" x 10' 4" (5.91m x 3.15m) into bay.

Double glazed windows to front, fitted gloss cabinets and doorway to:

Kitchen 7' 9" x 6' 10" (2.36m x 2.08m)

Fitted units with inset sink, hob with extractor hood, built in oven and microwave, fridge/freezer and washing machine.

Bedroom 14' 2" x 8' 9" (4.31m x 2.66m) into bay.

Double glazed windows to front and fitted wardrobes.





### Shower Room

Walk in shower enclosure with Triton shower, pedestal wash hand basin, low level wc, tiled walls and wall mounted cabinet.

Service Charge. £2,475 p.a.

Lease . 189 years from 1988

### Local Authority

London Borough of Harrow - Council Tax Band D.

### Parking

Residents secure underground Parking - spaces are allocated by the management company.

### Gardens

Communal South facing Garden

Council Tax Band: D

EPC Rating: B

Tenure: Leasehold

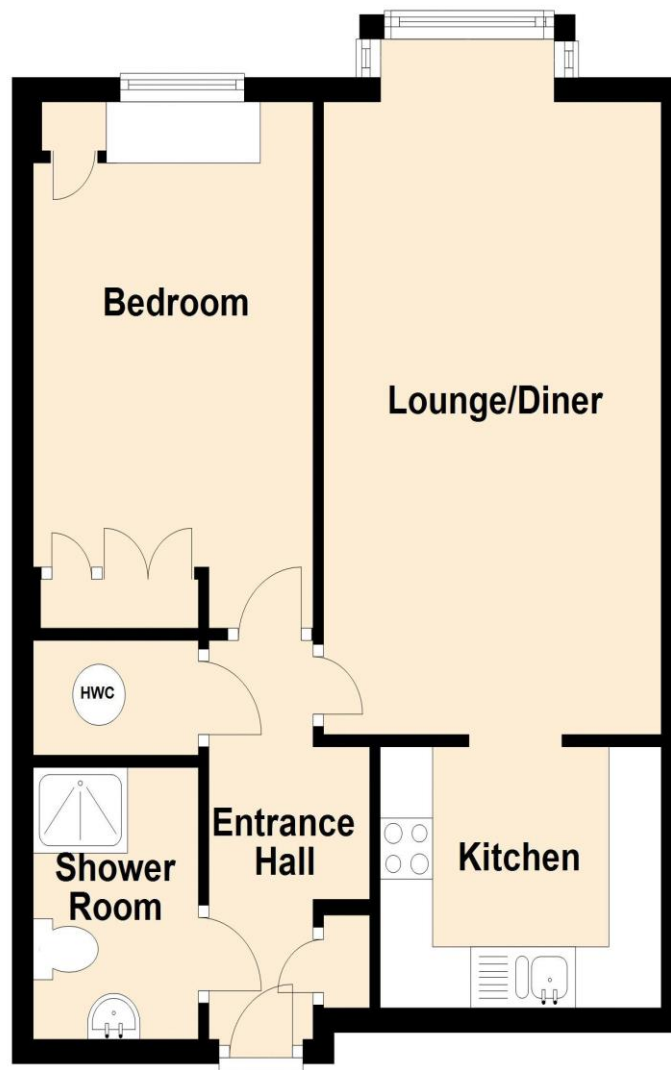


## KEY FEATURES:

Double Bedoom ● Bright 19'Lounge/Diner ● Fitted Kitchen ● Shower Room ● Double Glazing ● Underground Parking  
● Extended Lease ● No Upper Chain

### First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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, Scotland & Wales			
		85	87



**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.